

**CITY OF CEDARBURG
JOINT MEETING OF THE COMMON COUNCIL
AND PLAN COMMISSION
March 11, 2024**

**CC20240311-1
UNAPPROVED**

A joint meeting of the Common Council and Plan Commission of the City of Cedarburg, Wisconsin, was held on Monday, March 11, 2024 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers and online utilizing the Zoom app.

Mayor O’Keefe called the meeting to order at 6:03 p.m. A moment of silence was observed, and the Pledge of Allegiance was recited.

Roll Call: Present - Common Council - Mayor Michael O’Keefe, Council Members Melissa Bitter, Jim Fitzpatrick, Kristin Burkart, Kevin Curley, Robert Simpson, Patricia Thome, Mark Mueller (arrived at 6:08 p.m.)

Plan Commission - Commissioners Adam Voltz, Tom Wiza, Sig Strautmanis, Patricia Thome, Kip Kinzel, Jack Arnett, and Mayor Michael O’Keefe

Also Present - City Administrator Mikko Hilvo, Deputy City Clerk Jessica Campolo, City Attorney Michael Herbrand, City Planner Jon Censky, interested citizens and news media

STATEMENT OF PUBLIC NOTICE

At Mayor O’Keefe’s request, Deputy City Clerk Campolo 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.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Cathy Czech N119W5835 James Cir.
Cathy went over the procedures for changing the Land Use Plan.

NEW BUSINESS

DISCUSSION AND POSSIBLE ACTION ON THE FUTURE LAND USE FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SHEBOYGAN ROAD AND HWY 60

City Planner Censky explained the purpose of this joint meeting is to discuss future land use for the Wirth property located at the southeast corner of Sheboygan Road and Hwy 60. The most recent concept plan was from the Mandel Group and included 207 residential units with first floor commercial space. These plans were met with support from the Plan Commission but met with resistance by the Common Council. Mayor O’Keefe stated that it is fair for the Wirth family, as property owners, to understand what they can and cannot do with their property. Mayor O’Keefe asked Council Members and Plan Commissioners for their thoughts, and discussion ensued.

Council Member Thome shared she was not in favor of more apartments, but possibly townhomes or rowhouses. She feels there should be a retail component. Council Member Burkart expressed that the

needs on the north end of the city are not yet known. She is in favor of commercial property that would serve the residents of the north end. She is not in favor of apartments. Council Member Bitter shared that with discussion of new residential development in that area, the dynamic has now changed, and she needs to learn more. Council Member Simpson agreed. Council Member Mueller does not want to add more apartments. He wants to look at the long-range plan for that specific area. Council Member Curley sees the intersection as a gateway to the City, and feels it needs to be well designed. He also feels there should not be any investment from taxpayers. Council Member Fitzpatrick shared that he supported the Mandel proposal, and that zoning laws should not be a tool to micromanage personal property owned by others.

Commissioner Wiza shared that any future development should meet the City's needs and the needs of the public. He would like to see commercial use, as well as residential that is more affordable for smaller, younger families or retirees. Commissioner Arnett would like to master plan the entire area with the Town of Cedarburg. Commissioner Strautmanis expressed that the property owner and the Council should be able to rely on the Land Use Plan. He supported the Mandel plan because it was consistent with the zoning. Commissioner Voltz shared that current market conditions are not ideal for commercial, he inquired what kind of commercial would support the area. He said given the major intersection and the gradient of the housing, denser housing like rowhouses or townhouses makes sense on the Wirth property. Commissioner Kinzel shared that he agrees with everything that has been said.

Mayor O'Keefe asked City Planner Censky about the options regarding zoning, and Censky went over the various options.

DISCUSSION ON THE PROPOSED CONCEPT PLAN FOR THE AREA ALONG THE NORTH SIDE OF HWY 60 FROM SHEBOYGAN ROAD WEST TO FIVE (5) CORNERS

Bryan Lindgren from Neumann Developments presented a concept development for the land north of Hwy 60, containing a variety of housing styles totaling 580 homes. It would be developed over a decade. Following the presentation the following comments were made by Council Members and Plan Commissioners:

Council Member Curley shared that the architecture should fit in with the City of Cedarburg. Council Member Bitter shared that the development looks dense, lacking enough green space. Commissioner Arnett shared that this would bring in about \$2 million in taxes and about the same amount to the school district. Commissioner Wiza thinks growth of fifty units per year for ten years is reasonable. A discussion was held regarding the backs of homes facing important roads and how that is not desirable. Ideas were shared regarding landscaping. Common Council Thome expressed that she knows this land will be residential eventually, and it must be done right, it must have a "Cedarburg" feel to it. Council Member Burkart said that she is concerned about the schools and does not feel that \$500,000 is affordable for a home. Council Member Curley agreed with Council Member Burkart about affordability, and stated the City should be attracting people who can build a legacy in Cedarburg. There was a consensus among Council Members and Plan Commissioners that this area of Cedarburg needs to be looked at holistically. Ideally this is done using a Master Plan.

PUBLIC COMMENT

Cathy Czech N119W5835 James Cir.

Cathy likes the idea of smaller, single-family homes on the north side of Hwy 60. She inquired if there will be sidewalks on Hwy 60 and if Hwy 60 will be made wider. She desires commercial space on the Wirth property.

Terry King W63N762 Sheboygan Rd.

Terry likes the idea of redoing the Master Plan, looking at the big picture, and involving the whole community in these discussions.

Mark King W62N775 Sheboygan Rd.

Mark wants commercial development on the Wirth property. He wants to see the current housing units that are in development come to fruition and learn the impact those have on the City.

Steve Leonard N91W5939 Dorchester Dr.

Steve stated with the loss of Baehmann's Golf and potential loss of Circle B, there needs to be more recreation/entertainment available to City residents. He supports the idea of a Master Plan.

ADJOURNMENT

Motion made by Commissioner Arnett, seconded by Commissioner Kinzel, to adjourn the meeting at 7:43 p.m. Motion carried without a negative vote.

Motion made by Council Member Burkart, seconded by Council Member Thome, to adjourn the meeting at 7:43 p.m. Motion carried without a negative vote.

Jessica Campolo
Deputy City Clerk