

**CITY OF CEDARBURG
PLAN COMMISSION
August 2, 2021**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, August 2, 2021. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online utilizing the [zoom](#) app. Information on how to access the online meeting is attached to the meeting packet or can be requested by emailing mhilvo@ci.cedarburg.wi.us.

AGENDA

1. **CALL TO ORDER** - Mayor Mike O'Keefe
2. **ROLL CALL:** Present - Mayor Mike O'Keefe, Council Member Patricia Thome, Mark Burgoyne, Heather Cain, Adam Voltz, Kip Kinzel, Sig Strautmanis

Also Present - Jon Censky, City Planner
3. **STATEMENT OF PUBLIC NOTICE**
4. **APPROVAL OF MINUTES** – July 7, 2021
5. **COMMENTS AND SUGGESTIONS FROM CITIZENS**
6. **PUBLIC HEARING; AND ACTION THEREON 7:00 P.M.**
 - * A. **Petitioner:** **Man Shed Brewing Co., LLC/Gary Kabitzke**
Request: **Conditional Use Permit**
Briefing: The applicant is requesting a Conditional Use Permit to operate a microbrewery located at W62N590 Washington Avenue.
Current Zoning: B-3/HPD
Aldermanic District: 6
Tax Key No.: 13-107-03-13-000 C229
Previous Discussion Dates: February 3, 2020
7. **REGULAR BUSINESS; AND ACTION THEREON**
 - * A. **Petitioner:** **Eric & Erin Froemming**
Request: **Extraterritorial Land Division**
Briefing: The applicants are requesting approval to split their 34.39-acre parcel located at 1375 Horns Corners Road, Town of Cedarburg, into four lots of 18.3-acres, 4.62-acres, 4.65-acres, and 4.59-acres in size.
Current Zoning: A-1
Aldermanic District: Town of Cedarburg
Tax Key No.: 03-017-16-004.00
Previous Discussion Dates: None
 - * B. **Petitioner:** **Stilt House Restaurant/Gordon Goggin**
Request: **Temporary Use Permit**
Briefing: The applicant is requesting a Temporary Use Permit to install a tent for outdoor seating for their restaurant located at W62N630 Washington Avenue.
Current Zoning: B-3/HPD
Aldermanic District: 6
Tax Key No.: 13-107-03-05-002 C373
Previous Discussion Dates: February 5, 2018; March 5, 2018; March 4, 2019; March 2, 2020

* C. Petitioner: **Hidden Grove/Hahm Developments LLC**
Request: **Development Agreement**
Briefing: The applicant is requesting recommendation to approve the Development Agreement for the Hidden Grove Subdivision located at N104W6620 Susan Lane.
Current Zoning: Rs-3
Aldermanic District: 1
Tax Key No.: 13-022-14-002.00
Previous Discussion Dates: September 10, 2019, September 3, 2020, May 3, 2021, July 7, 2021

* D. Petitioner: **Wyndrose Fine Jewelry**
Request: **Certificate of Appropriateness**
Briefing: The applicant is requesting a Certificate of Appropriateness to replace the existing smooth cedar siding on the north side of their building located at W62N600 Washington Avenue, with SmartSide siding.
Current Zoning: B-3/HPD
Aldermanic District: 6
Tax Key No.: 13-107-03-11-000 C151
Previous Discussion Dates: None

E. Schedule meeting date for September 2021.

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

(262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

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

7/28/2021



CITY OF CEDARBURG PUBLIC MEETING POLICY DURING COVID-19

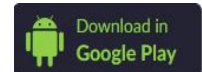
The City of Cedarburg will begin utilizing [zoom](#), an online meeting tool, to conduct City meetings. This includes all public meetings. We are cancelling all non-essential meetings and limiting agenda items but there are items that do require decisions to be made so that projects throughout the City can continue or get completed in a timely manner. We will continue to adhere to open meeting laws as set forth by the State of Wisconsin.



Most recently the Wisconsin Department of Justice issued an advisory on March 16, 2020, addressing this issue and stating that: "Governmental bodies typically can meet their open meetings obligations, while practicing social distancing to help protect public health, by conducting meetings via telephone conference calls if the public is provided with an effective way to monitor such calls (such as public distribution, at least 24 hours in advance, of dial-in information for a conference call)." The advisory emphasizes that "When an open meeting is held by teleconference or video conference, the public must have a means of monitoring the meeting. DOJ concludes that, under the present circumstances, a governmental body will typically be able to meet this obligation by providing the public with information (in accordance with notice requirements) for joining the meeting remotely, even if there is no central location at which the public can convene for the meeting.

CITY OF CEDARBURG MEETING PROCEDURES DURING COVID-19 FOR PUBLIC

To download [zoom](#) on your mobile device, click on one of the following:



Here are the procedures for public to be able to view a meeting live through [zoom](#).

1. Contact the City Administrator, Mikko Hilvo, 2 hours in advance of the meeting you wish to attend via [zoom](mailto:mhilvo@ci.cedarburg.wi.us) by emailing him at mhilvo@ci.cedarburg.wi.us.
2. In your email Subject line please put down the meeting that you wish to attend (example: Common Council Meeting on 3-30-20 at 7:00pm).
3. Provide your Name, Address, Email, Phone Number to him via email with a request to join the meeting.
4. You will receive an invite to the meeting via email. Click on the invite prior to the meeting being held. The meeting will be open 10 minutes prior to the scheduled meeting start time so you can check your microphone and camera setup.
5. All public participants will have their microphone muted.
6. If, during public comment, anyone wishes to talk they should request to do so through the chat feature or by using the "hand" to wave at the meeting organizer. The administrator of the meeting will unmute you at the appropriate time and ask you to make your comments.

If you are unable to utilize a computer, iPad, or tablet to view the meeting you can call or email ahead of time and a phone number will be given to you to call in on. If you do call in, we ask that you put your phone on mute when you are not talking. If you need an agenda, we can email one to you.

Contact Info: Mikko Hilvo, City Administrator, mhilvo@ci.cedarburg.wi.us, (262) 375-7917.



CITY OF CEDARBURG MEETING PROCEDURES DURING COVID-19 – FOR STAFF & BOARD MEMBERS

The City of Cedarburg will be utilizing the [zoom](#) app to hold public meetings starting March 23, 2020 until further notice. All meetings will adhere to Wisconsin Open Meetings Law. The [zoom](#) app provides an option for the public to join the meeting via computer, iPad, tablet, or phone.

Here are the procedures for staff and board members to utilize [zoom](#).

1. The City Administrator, Mikko Hilvo, will email a meeting invite to each staff and board member 24 hours prior to the meeting.
2. If another staff member, council member, or presenter needs access to the meeting and the ability to discuss an item they should request to get a meeting invite by emailing mhilvo@ci.cedarburg.wi.us at minimum 6 hours prior to the meeting.
3. In your email Subject line please put down the meeting that you wish to attend. (Example: Common Council Meeting on 3-30-20 at 7:00pm)
4. Provide your Name, Address, Email, Phone Number and reason for attending the meeting to the administrator.
5. All agendas and documents that need to be shared during the meeting will be sent to members ahead of time and also provided electronically to the meeting organizer (City Administrator).
6. All meetings will be open 10 minutes prior to the scheduled meeting start time so you can check your microphone and camera setup.
7. All staff and/or board members will have their microphones on unless they mute it themselves. All public participants will have their microphone muted except during public comments or if they use the chat feature asking the administrator for permission to speak.
8. All Votes will be done through roll call.

If you are unable to utilize a computer, iPad, or tablet to participate in the meeting you can call or email ahead of time and a phone number will be given to you to call in on. If you do call in, we ask that you put your phone on mute when you are not talking. If you need an agenda, it can be emailed to you.

Contact Info: Mikko Hilvo, City Administrator, mhilvo@ci.cedarburg.wi.us