

**CITY OF CEDARBURG
PLAN COMMISSION
August 1, 2022**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, August 1, 2022. 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, Heather Cain, Adam Voltz, Kip Kinzel, Tom Wiza, Sig Strautmanis

Also Present - Jon Censky, City Planner
 3. STATEMENT OF PUBLIC NOTICE
 4. APPROVAL OF MINUTES – July 5, 2022
 5. COMMENTS AND SUGGESTIONS FROM CITIZENS
 6. REGULAR BUSINESS; AND ACTION THEREON
- * A. Petitioner: **Cedarburg Fire Department/Chief Jeffrey Vahsholtz**
Request: **Certificate of Appropriateness for Doors**
Briefing: The applicant is seeking approval on the materials and method to repair the doors on the Fire Department Station No. 3 pivotal building located at W61N619-21 Mequon Avenue.
Current Zoning: I-1/HPD
Aldermanic District: 6
Tax Key No.: 13-084-03-07-000 C71/C79
Previous Discussion Dates: August 1, 1988, January 3, 1989, May 2, 2022
- * B. Petitioner: **Concord Development/Andrew Petzold**
Request: **1. Conditional Use Request**
2. Site, Architectural, Landscaping and Lighting Approvals
Briefing: The applicant is requesting a seventh extension to his site, architectural, lighting, and landscaping plan approval for a multi-tenant building, and his conditional use permit approval for a restaurant, on the vacant lot south of Walgreens at W62N186 Washington Avenue.
Current Zoning: B-2
Aldermanic District: 5
Tax Key No.: 13-051-03-04-028 C295
Previous Discussion Dates: August 3, 2015; June 6, 2016; August 7, 2017; August 6, 2018; August 5, 2019; August 3, 2020; October 4, 2021

- * C. **Petitioner: JKLM Distilling Partners LLC/Greg Zimmerschied**
Request: Conditional Use Modification Request
Briefing: The applicant is requesting a modification to his September 9, 2015 conditional use permit approval for a micro-distillery at W62N590 Washington Avenue by re-assigning the Permittee from John Padberg to JKLM Distilling Partners LLC.
Current Zoning: B-3/HPD
Aldermanic District: 6
Tax Key No.: 13-107-03-13-001 C229
Previous Discussion Dates: September 9, 2015, March 7, 2016
- * D. **Petitioner: Cedarburg Storage Company/Joe Kassander**
Request: Change in Site Use
Briefing: The applicant is requesting approval of plans to change the use of his commercial property from office to climate controlled storage and the parking lot to outdoor storage located at W57N14280 Doerr Way.
Current Zoning: M-2
Aldermanic District: 5
Tax Key No.: 13-040-0041.004 C107
Previous Discussion Dates: None
- * E. Review proposed Ordinance for vision triangle requirements in the B-3 District (Traffic Visibility, Section 13-1-80).
- F. Establish meeting date for September 2022.

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

**8. MAYOR'S ANNOUNCEMENTS

9. 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.

07/27/22



CITY OF CEDARBURG PUBLIC MEETING POLICY DURING COVID-19

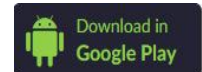
The City of Cedarburg will begin utilizing [zoom](#), an online meeting tool, to conduct City meetings. This includes all public meetings. We are cancelling all non-essential meetings and limiting agenda items but there are items that do require decisions to be made so that projects throughout the City 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 Mikko Hilvo, 2 hours in advance of the meeting you wish to attend via [zoom](#) 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 her 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.



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 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.