



**CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, JULY 7, 2025 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, July 7, 2025 at 7:00 PM. The meeting will be held online utilizing the zoom app and in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. The meeting may be accessed by clicking the following link¹: <https://us02web.zoom.us/j/85158427172>

AGENDA

1. CALL TO ORDER
 - A. Mayor Patricia Thome
2. ROLL CALL
 - A. Mayor Patricia Thome, Jack Arnett, Sig Strautmanis, Sherry Bublitz, Jon Scholz, Common Council Member Jim Fitzpatrick
Excused: Adam Voltz
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. May 28, 2025 and June 2, 2025
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
6. PUBLIC HEARINGS; AND ACTION THEREON
 - A. Applicant Center for Jewish Life, Inc., in c/o Rabbi Menachem Rapoport requests approval to have the existing Conditional Use Permit for a 1-unit, second floor 'tourist rooming house' transferred into their name(s) as the prospective new owners of the building and site located at W61 N508-510 Washington Avenue. The applicant does not plan to make any changes to the structures, site or operating plan from what is currently permitted. The current property owner/CUP holder is Burg 63, LLC in c/o Mike and Cindi Purnell.
Previous Discussion Dates: None
Zoning District: B-3 Central Business District with HPD Historic Preservation Overlay District
Tax Key No: 13-107-02-12-002
Ward/Alder District: W4/AD4
7. REGULAR BUSINESS; AND ACTION THEREON
 - A. Applicant Blind Horse Winery (in c/o Managing Director Chris Varah) seeks favorable recommendation to the Common Council for issuance of an Outdoor

Alcohol Beverage License to permit service and consumption of alcohol throughout their approved outdoor seating area (including an outdoor bar).

This property, owned by Ormsby Acquisitions, is located at W63 N674 Washington Avenue.

Previous Discussion Dates: None

Zoning District: B-3 Central Business District with HPD Historic Preservation Overlay District

Tax Key No: 13-079-02-03-004

Ward/Alder District: W6/AD6

- B. Applicant/property owner Gregory Robl requests Plan Commission review and approval of waiver, per Section 13-1-101(g) of the City Code, to permit more than 720 total square feet of area in accessory structures on his single-family residentially zoned property. This .37-acre property is located at N49 W6815 Western Road.

Previous Discussion Dates: None

Zoning District: Rs-3 Single Family Residential District

Tax Key No: 13-040-0123.001

Ward/Alder District: W3/AD3

- C. Applicant Seth Dehne, on behalf of Sierzant, requests Plan Commission review, discussion and possible approval of the planting plan for the area along the south and east sides of the outdoor patio and bocce screening fence. This 1.34-acre property(s), located at N49 W5471 Portland Road, is owned by MOFRO LLC in c/o Lance Wooten.

Previous Discussion Dates: September 4, 2024, October 7, 2024, May 5, 2025

Zoning District: B-2 Community Business District

Tax Key Nos: 13-051-01-02-000 and 13-035-05-000.02

Ward/Ald District: 4

- D. Review, discussion, and possible action (recommendation to the Common Council) on proposed new regulations applicable to sidewalk right-of-way encroachments throughout the B-3 Central Business District and HPD Historic Preservation Overlay Zoning Districts. This matter is City-initiated.

Previous Discussion Dates: January 6, 2025, and June 2, 2025

Zoning District: B-3 Central Business District and HPD Historic Preservation Overlay District

- E. Confirm September Meeting Date

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

9. MAYOR'S ANNOUNCEMENTS

10. ADJOURNMENT