



**CITY OF CEDARBURG  
A MEETING OF THE PLAN COMMISSION  
MONDAY, AUGUST 4, 2025 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, August 4, 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 link: <https://us02web.zoom.us/j/87225708068>

**AGENDA**

1. CALL TO ORDER

Mayor Patricia Thome

2. ROLL CALL

Mayor Patricia Thome, Jack Arnett, Sig Strautmanis, Sherry Bublitz, Jon Scholz, Common Council Member Jim Fitzpatrick Also Present: City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. July 7, 2025

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. At this time individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Council agenda item.

6. PUBLIC HEARINGS; AND ACTION THEREON

- A. Applicant, Black River Bells, LLC (d/b/a Taco Bell) in c/o Dean Koulouras, requests Conditional Use Permit approval to develop a 2,051 square foot Taco Bell quick-serve restaurant with drive-thru on the existing, vacant, .51-acre lot located directly north of W62 N202-16 Washington Avenue. Detailed building and site plans are included for review, consideration, and possible approval. The property owner is Concord 44 LLC in c/o Andrew Petzold. This property is zoned B-2 Community Business District.  
Previous Discussion Dates: None  
Zoning District: B-2 Community Business District  
Tax Key No: 13-051-03-03-007  
Ward/Alder District: W5/AD5

7. REGULAR BUSINESS; AND ACTION THEREON

- A. Applicant, Kate Schley d/b/a Coach House Homes, requests concept review, discussion and feedback in respect to her seven-lot/home single-family-detached residential infill development proposed for the properties located at W59 N367 Hilbert Avenue & W61 N394 Washington Avenue. This 1.78-acre site, owned by Wendell Lee LLC in c/o Paula Motte, is zoned Rs-5 Single-Family Residential.

Previous Discussion Dates: None

Zoning District: Rs-5 Single-Family Residential

Tax Key No: 13-050-22-03-003

Ward/Alder District: W5/AD5

- B. 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, June 2, 2025, and July 7, 2025

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

- C. Review, discussion and possible recommendation to the Common Council for adoption of updates/amendments to Chapters 1 - 10 and other related materials in the City of Cedarburg Smart Growth Comprehensive Plan - 2025, as a part of the update to 2050.

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

9. MAYOR'S ANNOUNCEMENTS

10. ADJOURNMENT

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee, or commission pursuant to State ex. rel. Badke v.

Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting but is given solely to comply with the notice requirements of the open meeting law.

\* Information attached for Council; available through City Clerk's Office. \*\* Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the beginning of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy, response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments. \*\*\* Information available through the Clerk's Office. 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, email: [cityhall@cityofcedarburg.wi.gov](mailto:cityhall@cityofcedarburg.wi.gov)