



**CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
TUESDAY, SEPTEMBER 2, 2025 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Tuesday, September 2, 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/87275406401>

AGENDA

1. CALL TO ORDER

A. Mayor Patricia Thome

2. ROLL CALL

A. Present - Mayor Patricia Thome, Jack Arnett, Sig Strautmanis, Sherry Bublitz, Jon Scholz, Common Council Member Jim Fitzpatrick, James Hayes

Also, Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. August 4, 2025 and August 27, 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. REGULAR BUSINESS; AND ACTION THEREON

A. Applicants/property owners, Jo Ann Hofhine and Eric Hofhine as Trustees for the Duane and Jo Ann Hofhine Rev Trust, request review, discussion and consultative feedback as to their concept plan to divide a new vacant, buildable lot off from their existing .49-acre homestead property located at N50 W6678 Western Road. This property is zoned Rs-5 Single-Family Residential District.

Previous Discussion Dates: None

Zoning District: Rs-5 Single-Family Residential

Tax Key No: 13-050-07-13-000

Ward/Alder District: W3/AD3

- B. Review, discussion and possible action/recommendation to the Common Council for amendments to Title 13, Chapter 1 of the Municipal Code (Zoning), Sections 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) pertaining to definition and use of the term 'density' and adding the term and definition for Net Buildable Acres.
- C. Review, discussion and possible action/recommendation to the Common Council for amendments to Title 13, Chapter 1 of the Municipal Code (Zoning), Section 13-1-40(a) pertaining to creation of a new Zoning District to be known as the 'Detailed Planned Mixed-Use Neighborhood Zoning District'.
- D. Review, discussion, and possible action (recommendation to the Common Council) for adoption of updated Chapters/Elements and/or related Exhibits or Appendices to the Smart Growth Comprehensive Land Use Plan-2025.

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, and similar. 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 THE CITY CLERK'S OFFICE IN ADVANCE 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. 1 No assurance is provided to those Commissioners and/or citizens planning to attend remotely that the Zoom technology will perform sufficiently to allow for their participation. The meeting will proceed regardless. Commissioners and citizens wishing to ensure they can participate are encouraged to attend in person.