



**CITY OF CEDARBURG  
A MEETING OF THE PLAN COMMISSION  
MONDAY, NOVEMBER 3, 2025 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, November 3, 2025 at 7:00 PM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers, and on-line utilizing the Zoom app. For access to the Zoom link, send request to [cityhall@cityofcedarburg.wi.gov](mailto:cityhall@cityofcedarburg.wi.gov).

**AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
  - A. October 6, 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. Review, discussion, and possible action on the request of applicant/property owner Cedarburg Hospitality LLC (in c/o William Conley) to place a 20' x 50' (1,000 sq. ft.) Temporary Use Tent Structure, from November 4, 2025 through April 30, 2026, adjacent to the south wall of their back (Timber Club) building located at W61 N518-20 Washington Avenue. This property is zoned B-3 Central Business District with HPD Historic Preservation Overlay.
  - B. Review, discussion, and possible action on the request of applicant DSDH Gerb LLC, in c/o David Herbeck, to amend the Zoning Code, adding the use 'Motor Vehicle Collision Facility' to the list of Conditional Uses in the M-2 General Manufacturing District [Section 13-1-60(d)], and adding a definition [at Section 13-1-240] and parking standard [at Section 13-1-82(h)(2)] for same.
  - C. Review, discussion, and possible approval of the building, site, exterior lighting, landscaping, and architectural plans, as requested by applicant Luther Group, in c/o Architect Mark Hertzfeld/Design 2 Construct, to develop/construct an 86,700 sq. ft. spec industrial building on an 8.9-acre

vacant lot in the City's Hwy. 60 Business Park (i.e., Tax Parcel #13-022-03-004.00). This property, currently owned by the City of Cedarburg, is zoned M-3 Business Park District.

- D. Review, discussion and possible action/recommendation to the Common Council on the request of property owner/applicant The Glen at Quarry Park LLC, in c/o John Wahlen and Joe Orendorf of Cornerstone Development, to rezone (to Rs-3 Single Family Residential with PUD Planned Unit Development Overlay) and preliminary plat (24 single-family-residential lots) the 11.5 acres of vacant land located directly west of the properties located at 1067 and 1085 Sheboygan Road.

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

8. MAYOR'S ANNOUNCEMENTS

9. ADJOURNMENT

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).

MEMBERS – PLEASE NOTIFY CITY PLANNER'S OFFICE IF UNABLE TO ATTEND THIS MEETING.