



**CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, DECEMBER 1, 2025 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, December 1, 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 online utilizing the Zoom app. To access the meeting via Zoom, send request to cityhall@cityofcedarburg.wi.gov

AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. November 3, 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 Council. 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. Review, discussion, and possible action on the request of applicant Penske Truck Rental (in c/o Garrett Carlson) for Conditional Use Permit approval to establish the use truck rentals as a 'piggy-back' use on the site of the existing auto repair service business Kreuger's Auto Tech and Tire Center located at W61 N225 Cardinal Avenue. This B-2 Community Business zoned, 0.47-acre site is owned by GRH PROPERTIES LLC.

B. Review, discussion, and possible action on the request of applicants Elizabeth and Anthony Gibson (d/b/a Burn Boot Camp) for Conditional Use Permit approval to locate their indoor health club with incidental/subordinate child watch/care service use in approximately 4,208 sq. ft. of space in the multi-tenant building located at W51 N729 Keup Road. This 1.72-acre, B-2 Community Business zoned site is currently owned by David D Larson and Michelle M Larson.

- C. Review, discussion, and possible action on the request of applicant Chiselled Grape Winery, LLC (in c/o Sally Bretsch) for Conditional Use Permit approval to utilize the 2-bedroom, second-floor dwelling unit in the building located at W64 N713 Washington Avenue, as a 'tourist rooming house' (i.e., short-term rental). This .22-acre, B-3 Central Business with HPD Historic Preservation Overlay zoned site is owned by S Duane Stroebel Jr.

7. REGULAR BUSINESS; AND ACTION THEREON

- A. Review, discussion, and possible action/recommendation to the Common Council on the request of applicant/property owner Jo Ann Hofhine (in c/o Eric Hofhine) for certified survey map (CSM) approval to split a .21-acre vacant lot off from their existing .49-acre parcel located at N50 W6678 Western Road. This property is zoned Rs-5 Single-Family Residential.
- B. Review, discussion, and possible action on the request of property owners/applicants James Moe and Laura Scott (in c/o Thierfelder Builders Inc./Sue Thierfelder) for infill residence site and architectural plan approval. This vacant, Rs-5 Single-Family residential zoned, .58-acre lot is located at W60 N810? Riveredge Drive.
- C. Review, discussion, and feedback to the property owner/applicant Patricia Thiel/Sandie & Keven Heinecke on their concept plan to divide an existing .8-acre off-street/back lot located directly south of N56 W5543 Sunnyside Lane into two buildable lots that would be accessed by a private drive.
- D. Review, discussion, and possible action/recommendation to the Common Council to amend Section 13-1-55(d)(7) of the City Code regarding size of sandwich board/a-frame style signs that may be permitted in the Washington Avenue sidewalk right of way.

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

9. MAYOR'S ANNOUNCEMENTS

10. 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.

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