



**CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, JANUARY 5, 2026 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, January 5, 2026 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. The meeting can be viewed via the City's YouTube channel:
www.youtube.com/@cityofcedarburgwi8412

AGENDA

1. CALL TO ORDER
2. ROLL CALL
 - A. Mayor Patricia Thome, Vice Chairman Jack Arnett, Council Member James Fitzpatrick, Sig Strautmanis, Sherry Bublitz, Jon Scholz, and James Hayes.
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. December 1, 2025
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
6. PUBLIC HEARINGS; AND ACTION THEREON
 - A. Public hearing, discussion, and possible action on the request of applicant Rebekah Luedcke, d/b/a A Geek Boutique, for Conditional Use Permit approval related to her proposed outdoor recreation/entertainment use and site plan in the side yard of her business located at W63 N633A Washington Avenue. This property, owned by Collins Investments LLC, is zoned part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District.
7. REGULAR BUSINESS; AND ACTION THEREON
 - A. Review, discussion, and possible action/recommendation to the Common Council on the request of applicant Happy Place Cooking Space, LLC, in c/o Sally Wagner, to amend the Zoning Code, adding the use 'Teaching kitchen/small scale commercial kitchen' 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(b)] and a parking standard [at Section 13-1-82(h)(4)] for same.
 - B. Applicant, Kate Schley, d/b/a Coach House Homes, requests favorable recommendation to the Common Council for Planned Unit Development

Overlay rezoning based upon the revised concept presented for a 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.

- C. Applicant Lakeside Development Company, in c/o Brian Scheive, requests concept review, discussion and feedback on their plans to clear and redevelop the 3.04-acre property located at W66 N622 Madison Avenue, into a sixteen unit single-family detached 'front porch' neighborhood. This M-1 Limited Manufacturing District zoned property is owned by Oak Gap Madison Avenue LLC.

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.