



**CITY OF CEDARBURG
A MEETING OF THE LANDMARKS COMMISSION
THURSDAY, JANUARY 22, 2026 – 8:30 AM**

A meeting of the Landmark's Commission of the City of Cedarburg, Wisconsin, will be held on Thursday, January 22, 2026 at 8:30 AM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the lower level, Room 1.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
 - A. Chairperson Tom Kubala, Vice Chairperson James Pape, Council Member Kristin Burkart, Tomi Faye Forbes, Doug Yip, Elizabeth Krimmel, Erin Puro
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES
 - A. January 8, 2026
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
6. REGULAR BUSINESS; AND ACTION THEREON
 - A. Review, discussion, and possible approval of the site plan in support of A Geek Boutique establishing an outdoor seating/game playing/recreational activities space in the side yard of their building located at W63 N633A Washington Avenue. This property is zoned part B-3 Central Business District with Historic Preservation District Overlay, and part B-3 Central Business District. The property owner is Collins Investments LLC.
 - B. Review, discussion and possible action/recommendation to the Plan Commission on the request of Paul Hackbarth, d/b/a Camp Bar, for approval of an outdoor alcohol consumption area, per existing conditions, throughout the fenced in outdoor areas of the property located at W63 N674 Washington Avenue (formerly Art of Joy). This .24-acre, B-3 Central Business District w/ HPD Historic Preservation District Overlay zoned property is owned by John Roth Building LLC.
 - C. Review, discussion, and possible approval of an 8.74 sq. ft. projecting sign to be placed in support of the new Camp Bar occupancy at W63 N674 Washington Avenue (formerly Art of Joy). This .24-acre, B-3 Central Business District w/ HPD Historic Preservation District Overlay zoned property is owned by John Roth Building LLC.
7. COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS

8. 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.

**City of Cedarburg
Landmarks Commission
January 8, 2026**

Unapproved

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, January 8, 2026 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:32 a.m.

Roll Call: Present – Chairperson Tom Kubala, Council Member Kristin Burkart, Tomi Fay Forbes,
Elizabeth Krimmel, Erin Puro
Excused – Doug Yip, James Pape
Also Present – City Planner Mary Censky,

STATEMENT OF PUBLIC NOTICE

Chairperson Kubala acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Council Member Burkart and seconded by Commissioner Puro to approve the minutes of the November 13, 2025 meeting. Motion carried without a negative vote. Commissioners Yip and Pape excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

REVIEW, DISCUSSION AND POSSIBLE ACTION/RECOMMENDATION TO THE PLAN COMMISSION ON THE REQUEST OF APPLICANT JEWISH DISCOVERY CENTER (IN C/O MOSCHE LUCHINS) FOR APPROVAL TO PLACE A PERMANENT ACCESSORY STRUCTURE IN THE FRONT YARD OF THEIR BUILDING LOCATED AT W61 N510 WASHINGTON AVENUE. THIS PROPERTY, OWNED BY CENTER FOR JEWISH LIFE LLC, IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HISTORIC PRESERVATION OVERLAY.

Rabbi Menachem Rapoport represented the Jewish Discovery Center today. They are thrilled with their new location’s space and accessibility. The Menorah was located next to their formal rental property on Columbia. They asked the owner of that property if it could stay in that location and were denied. The best space they have for it is directly in front of the building. Planner Censky pulled up an old map that questions if the front of the building is located right up to or possibly even encroaching a bit on the sidewalk right-of-way. Without an up-to-date survey that cannot be known with precision, and a survey

seems like overkill for such a minor encroachment. At this point, there is room to place the Menorah in front of the building, while also maintaining 3-feet clear behind the back-of-curb then 5-feet clear after that which is the new standard for minor right-of way encroachments. The Menorah will be tight against the building and parallel to the street. The possibility of inattentive walkers bumping into the Menorah was discussed (even though it's outside of the required 8-foot clear) and Rabbi Rapoport stated that a planter can be placed on either side of the pedestal base to reduce such possibilities.

Council Member Burkart made a motion that, pending the Jewish Discovery Center agreement to sign the city hold-harmless form for right of way encroachment, the placement of the Menorah on the sidewalk in front of their building is approved. Commissioner Krimmel seconded the motion. Motion carried without a negative vote. Commissioners Yip and Pape excused.

ADJOURNMENT

A motion was made by Council Member Burkart, seconded by Commissioner Puro, to adjourn the meeting at 8:47 a.m.

Tomi Fay Forbes
Secretary

PLANNERS REPORT

To: City of Cedarburg Landmarks Commission

By: Mary Censky

Date: January 22, 2026

General Information:

Agenda Item: 6.A.

Applicant:

Rebekah Luedcke, d/b/a A Geek Boutique

Property Owner:

Collins Investments LLC

Requested Action:

Site plan approval for outdoor recreation/entertainment use.

Current Zoning:

Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: Institutional and Public Service District

South: Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

East: B-3 with HPD Historic Preservation Overlay District

West: B-3 Central Business District

Lot Size:

.25-acres (10,890 sq. ft.)

Location:

W63 N633A Washington Avenue

Discussion:

The applicant requests approval to place a picnic table seating area in the side yard of their building in support of their A Geek Boutique gifts and games store. They also propose to erect a temporary tent(s) in this area from time to time to shelter certain events/activities.

The B-3 Central Business District lists ‘Indoor and outdoor recreation and entertainment.’ as a conditional use that can be considered for approval.

This parcel is *partially* located within the Historic Preservation Overlay zoning district.



HPD HISTORIC PRESERVATION OVERLAY DISTRICT

Recommendations:

On December 23, 2025, the Site and Architectural Review Board considered, and favorably recommend to the Plan Commission, an approval of the applicants request as presented, written in the Draft CUP document (see copy in packet), and also subject to the following conditions:

- 1) The applicant must display a sign indicating that alcoholic beverages in this yard/seating area are prohibited.
- 2) The CUP must be fully executed and recorded prior to the start of the outdoor recreation/entertainment use at the site.
- 3) Review and concurring recommendation for approval by the Landmarks Commission as to the specific style, size, type, and location of the tent, tables, and any related planters proposed to be placed in the HPD Historic Preservation Overlay zoning district portion of this site (i.e., any portion lying within 125-feet of the west edge of the Washington Avenue right-of-way) in support of this outdoor recreation/entertainment use, prior to signing and recording the CUP.

On January 5, 2026, the Plan Commission concurred with the SARB recommendation.

The applicant indicates that their tables/tents will likely encroach, to a limited extent, into the HPD Historic Preservation Overlay zoning portion of the site so they are requesting a concurring approval from Landmarks Commission at this time.



LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W63 N633A Washington Ave

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): _____

APPLICANT INFORMATION

APPLICANT NAME: Rebekah Wedcke BUSINESS NAME: A Geek Boutique

APPLICANT/BUSINESS ADDRESS: _____

STATUS OF APPLICANT: OWNER AGENT BUYER TENANT OTHER _____

PHONE: [REDACTED] EMAIL: _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): Collins Investments

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

DESCRIBE REQUEST: site plan approval for outdoor seating area (Non-Alcohol)

PLEASE SUBMIT: TEN (10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST * PLUS ELECTRONIC COPY
TEN (10) COPIES OF DRAWINGS, SKETCHES, PICTURES OR SURVEY MAPS (11" x 17" MAX)
*PLUS ELECTRONIC COPY
MATERIAL AND COLOR SAMPLES (WILL BE RETAINED BY THE CITY)

SUBMITTAL DEADLINE: Plans must be received no later than 16 days prior to Landmarks Commission meeting.

*ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV OR PROVIDE A THUMB DRIVE

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

APPLICANT SIGNATURE: SS [Signature] DATE: 4/13/26

PROPERTY OWNER(S) SIGNATURE: See Land Dev App DATE: _____

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: 2-12-26 PLAN COMMISSION REVIEW NEEDED? YES NO

ATTACHMENTS (CHECK IF RECEIVED):

TEN WRITTEN DESCRIPTIONS TEN DRAWINGS, SKETCHES OR MAPS MATERIAL/COLOR SAMPLES (IF APPLICABLE)

PROPERTY TAX KEY NO: 13-107-04-05-001

Excerpt of DRAFT minutes – Site and Architectural Review Board 12-23-25

Applicant Rebekah Luedcke, d/b/a A Geek Boutique, requests favorable recommendation to the Plan Commission of the site plan related to her proposed outdoor recreation/entertainment use 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.

Planner Censky reported the applicant seeks Conditional Use Permit (CUP) approval to place a picnic table seating area in the side yard of their building in support of their A Geek Boutique gifts and games store. They also propose to erect a temporary tent(s) in this area from time to time to shelter certain planned events/activities.

Co-Chairperson Arnett asked about the type of pop-up tent the applicant intends to use and clarified that the tent(s) will not be erected for extended periods or year-round.

Architect Damsgaard suggested the applicant be required to display a sign(s) indicating that alcoholic beverages are not allowed in this yard/seating area.

ACTION:

Architect Damsgaard made a motion, seconded by Council member Burkart to send a favorable recommendation to the Plan Commission, to approve the applicants request for a Conditional Use Permit (CUP) as presented, subject to the conditions as written in the DRAFT CUP (see packet) and subject to the following additional conditions:

- 1) The applicant must display a sign indicating that alcoholic beverages in this yard/seating area are prohibited.
- 2) The CUP must be fully executed and recorded prior to the start of the outdoor recreation/entertainment use at the site
- 3) Review and concurring recommendation for approval by the Landmarks Commission as to the specific style, size, type, and location of the tent, tables, and any related planters proposed to be placed in the HPD Historic Preservation Overlay zoning district portion of this site (i.e., any portion lying within 125-feet of the west edge of the Washington Avenue right-of-way) in support of this outdoor recreation/entertainment use, prior to signing and recording the CUP.

The motion carried unanimously.

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: January 5, 2026

General Information:

Agenda Item: 6.A.

Applicant:

Rebekah Luedcke, d/b/a A Geek Boutique

Property Owner:

Collins Investments LLC

Requested Action:

Approval of Conditional Use Permit for outdoor recreation/entertainment use.

Current Zoning:

Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: Institutional and Public Service District

South: Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

East: B-3 with HPD Historic Preservation Overlay District

West: B-3 Central Business District

Lot Size:

.25-acres (10,890 sq. ft.)

Location:

W63 N633A Washington Avenue

Discussion:

The applicant seeks Conditional Use Permit (CUP) approval to place a picnic table seating area in the side yard of their building in support of their A Geek Boutique gifts and games store. They also propose to erect a temporary tent in this area from time to time to shelter certain events/activities.

The B-3 Central Business District lists ‘Indoor and outdoor recreation and entertainment.’ as a conditional use that can be considered for approval.

This parcel is partially located within the Historic Preservation Overlay zoning district.



HPD HISTORIC PRESERVATION OVERLAY DISTRICT

Recommendation:

On December 23, 2025, the Site and Architectural Review Board considered, and favorably recommend to the Plan Commission, an approval of the applicants request as presented, written in the Draft CUP document (see copy in packet), and also subject to the following conditions:

- 1) The applicant must display a sign indicating that alcoholic beverages in this yard/seating area are prohibited.
- 2) The CUP must be fully executed and recorded prior to the start of the outdoor recreation/entertainment use at the site.
- 3) Review and concurring recommendation for approval by the Landmarks Commission as to the specific style, size, type, and location of the tent, tables, and any related planters proposed to be placed in the HPD Historic Preservation Overlay zoning district portion of this site (i.e., any portion lying within 125-feet of the west edge of the Washington Avenue right-of-way) in support of this outdoor recreation/entertainment use, prior to signing and recording the CUP.



CITY OF CEDARBURG

Plan Commission

January 5, 2026

Minutes-

UNAPPROVED

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Mayor Patricia Thome.

2. ROLL CALL

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

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

3. STATEMENT OF PUBLIC NOTICE

Administrative Assistant Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

4. APPROVAL OF MINUTES

A. December 1, 2025

Commissioner Bublitz made a motion, seconded by Council member Fitzpatrick, to approve the meeting minutes for December 1, 2025. The motion passed unanimously. Commissioner Strautmanis abstained.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

NONE

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.

Commissioner Scholz made a motion, seconded by Commissioner Hayes, to open the Public Hearing at 7:02 pm. The motion passed unanimously.

Planner Censky reported that the applicant is seeking approval for a Conditional Use Permit (CUP) to establish a picnic table seating area in the side yard of their building, which houses A Geek Boutique, a gifts and games store. They also plan to set up temporary tents in this area to provide shelter for certain planned events and activities.

Key CUP Conditions include:

1. Storage (#7): No outdoor, unenclosed storage of materials/equipment/supplies associated with the use.
2. Adverse Impacts (#8): Applicant must remedy material adverse impacts upon City notice; failure may trigger CUP review.
3. Alcohol: No alcohol sales/service/consumption in the outdoor area (such as due to co-occupancy with Sal's Pizzeria). Signage required (table signs or yard sign stating "No Alcohol" in outdoor area).
4. Use Limitation: Outdoor area supports the Geek Boutique only—not any other Washington Ave businesses.
5. Lighting: Café-style string lighting subject to City Planner review/approval; Planning Commission may act if requested by Planner.
6. Hours: Outdoor use limited to 9:00 a.m.–9:00 p.m.
7. Tents/Canopies: Subject to Building and Fire review/approval (structural integrity, fire safety). Maintain in good repair; no outdoor storage of tents when not erected.
8. Site Conformance: Site remains per existing conditions except as shown in Exhibit A (placement of tables/tents).
9. Structure: Existing principal structure remains per current conditions.

The motion was made by Commissioner Stautmanis, seconded by Commissioner Bublitz, to close the Public Hearing at 7:09 pm. The motion passed unanimously.

ACTION:

Commissioner Strautmanis moved, seconded by Commissioner Bublitz to approve the applicant's request for a Conditional Use Permit (CUP) as presented, subject to the conditions as written in the DRAFT CUP (see packet) and subject to the following additional conditions: 1) The applicant must display a sign indicating that alcoholic beverages in this yard/seating area are prohibited. 2) The CUP must be fully executed and recorded prior to the start of the outdoor recreation/entertainment use at the site 3) Review and concurring approval by the Landmarks Commission as to the specific style, size, type, and location of the tent, tables, and any related planters if proposed to be placed in the HPD Historic Preservation Overlay zoning district portion of this site (i.e., any portion lying within 125-feet of the west edge of the Washington Avenue right-of-way) in support of this outdoor recreation/entertainment use, prior to signing and recording the CUP.

The motion passed unanimously.

DOCUMENT NUMBER	CONDITIONAL USE PERMIT (CUP) Outdoor Recreation/Entertainment	
Before the Plan Commission of the City of Cedarburg, Ozaukee County, Wisconsin, regarding the premises at W63 N633A Washington Avenue, Cedarburg, WI 53012, located in Section 27, Town 10 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:		
1436/769 1056/840 LOT 5 BLOCK 4 *EXC E 76 FT OF S 22 FT* ALSO E 67 FT LOT 1 BLOCK 10 ASSESSOR'S PLAT ORIGINAL PLAT		
		Return to: City Clerk Tracie Sette City of Cedarburg W63N645 Washington Avenue PO Box 49 Cedarburg WI 53012-0049

13-107-04-05-001
Parcel Identification No.

Zoning Classification of the Premises is: Part B-3 Central Business District, and part B-3 with HPD Historic Preservation Overlay District

Mailing Address of the Premises is: W63 N633A Washington Avenue

WHEREAS a petition has been filed by Rebekah Luedcke, d/b/a A Geek Boutique, (hereinafter "Permittee") for the purpose of Outdoor recreation and entertainment use in side yard at W63 N633A Washington Avenue , such premises owned by Collins Investments LLC (hereinafter "Property Owner"); and

WHEREAS the use 'outdoor recreational and entertainment facilities.' is listed as a conditional use that can be considered for approval in Section 13-1-55(e)(12) of the City of Cedarburg Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the public hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, the City of Cedarburg Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the City of Cedarburg Zoning Code and the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2050, provided the conditional use is operated pursuant to the following conditions and in strict conformance therewith.

WHEREAS, the Plan Commission of the City of Cedarburg held a Public Hearing on January 5, 2026, and acted to approve the CUP with conditions.

NOW, THEREFORE, the CUP is approved subject to initial and continued compliance with the City of Cedarburg Municipal Zoning Code, and with the following general conditions:

1. This CUP is being issued to Rebekah Luedcke, d/b/a A Geek Boutique (Permittee). In the event of a change in ownership of the Premises or the named Permittee, the applicable provisions of City of Cedarburg Code Section 13-1-226 "CONDITIONAL USE PERMIT." shall apply.
2. This CUP may not be transferred to another location.
3. If this use is discontinued or terminated for a period of 12 months or more, this permit shall become void. Any future use of the site, structures, or land shall be subject to the requirements of the B-3 Central Business and HPD Historic Preservation Overlay Zoning Districts.
4. Any/all required Federal, State and Local licenses and permits for A Geek Boutique shall be obtained and maintained in full force and effect throughout the period of this use by Permittee's.
5. The Property Owner and Permittee are required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
6. Any modifications, changes or expansion to the approved site, equipment, materials, design, operating plan or use as set forth in the narrative and/or plans contained in Exhibit "A", (attached hereto and made a part hereof by reference) shall require prior approval by the City Plan Commission as an amendment to this CUP (Ref Section 13-1-226 of the City Code "CONDITIONAL USE PERMIT.").

7. Unightly, unenclosed storage of any materials, equipment or supplies at this site by the Permittee is prohibited.
8. Any substantiated, material, adverse impacts arising with respect to such things as, but not necessarily limited to, noise, vibration, health, public safety, dust, litter, lighting, loitering, etc. associated with the A Geek Boutique outdoor recreation and entertainment use shall be the responsibility of the Permittee to correct timely upon receipt of a written notice from the City of Cedarburg. Failure to correct identified issues in a timely manner, or failure to fully comply with all stated conditions of this permit following receipt of notice from the City of Cedarburg may result in modification, or partial or complete revocation of this Conditional Use Permit.

WHEREAS the Zoning Code and Zoning District Map of the City of Cedarburg, pursuant to State Statute, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Plan Commission of the City of Cedarburg having determined that by reason of the particular nature, character, and circumstances of the proposed use, and of the specific and contemporary conditions of the site, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning ordinance:

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of A Geek Boutique outdoor recreation and entertainment use.

The SPECIFIC CONDITIONS of this Permit are:

1. This Permit shall become effective upon the full execution and recording by the Permittee and Property Owner of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Permit shall become void unless proper application, receipt, and actual use of the site for outdoor recreation and entertainment in conformity to this Conditional Use Permit, are made/secured and underway in earnest within 12 months of the date hereof.
3. Construction of the structures, development of the site, and operation of the use shall be in strict conformity to the approved use, site, structures, and operation plans set forth in Exhibit "A" attached hereto and made a part hereof by reference.
4. Any of the conditions of this Permit which would normally be the responsibility of Permittee, shall also be made a part of their lease by the Property Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof as may be necessary to carry out the conditions.
5. Conditions on the Operations
 - a. Alcohol sales, service, and/or consumption are not permitted within this outdoor recreation and entertainment space. Permittee must display signage to this effect in the yard/seating area.
 - b. This outdoor tables/tent recreation and entertainment space is limited to supporting the A Geek Boutique business use located in the building identified as W63 N633A Washington Avenue. It does not also support any business or occupancy located between this building and Washington Avenue.
 - c. Proposed café/string style lighting shall be subject to plan review and approval by the City Planner prior to display.
 - d. Daily hours of use for this outdoor area are 9am to 9pm.
6. Conditions on the Structures and Equipment
 - a. The existing principal structure shall remain 'per existing conditions' as of the date of this CUP approval.
 - b. All tent and canopy equipment shall be subject to review and approval as to structural integrity and fire safety by the City Building Inspector and City Fire Inspector prior to placement at the site
 - c. Tables and tents shall be always maintained in good repair.
 - d. When not fully erected and in use, the tents shall not be stored outdoors on the property.
7. Conditions on the Site
 - a. The site shall remain per existing conditions as of the date of this CUP approval, except to the extent modified for placement of picnic tables and tents in accordance with the site plan (see attached Exhibit "A").
8. Other conditions
 - a. None.

Signature page(s) follow...

SIGNATURES OF PERMITTEE(S):

As **PERMITTEE** of the subject use, site, and related structures, I/we approve and accept the issuance of the CUP with the above-described conditions.

Signature _____ Date Signed: _____ Rebekah Luedcke Title: _____

Signature _____ Date Signed: _____ Print name/title above _____

STATE OF Wisconsin
_____ COUNTY } SS

Personally, came before me this ____ day of _____, 2026, the above-named Rebekah Luedcke and _____, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name _____
Notary Public, _____ County, State of Wisconsin
My Commission Expires: _____

Signature _____ Date _____

SIGNATURES OF PROPERTY OWNER(S):

As **PROPERTY OWNER** of the subject property, I/we approve and accept the issuance of the CUP with the above-described conditions.

Brian Collins as Registered Agent for Collins Investments, LLC _____ Date Signed: _____

STATE OF _____
_____ COUNTY } SS

Personally, came before me this ____ day of _____, 2026, the above-named Brian Collins, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name _____
Notary Public, _____ County, State of Wisconsin
My Commission Expires: _____

Signature _____ Date _____

SIGNATURES – CITY OF CEDARBURG

On behalf of the City of Cedarburg Plan Commission, I/we approve and accept the issuance of the CUP with the above-described conditions.

Patricia Thome, Mayor

STATE OF WISCONSIN }
OZAUKEE COUNTY } SS

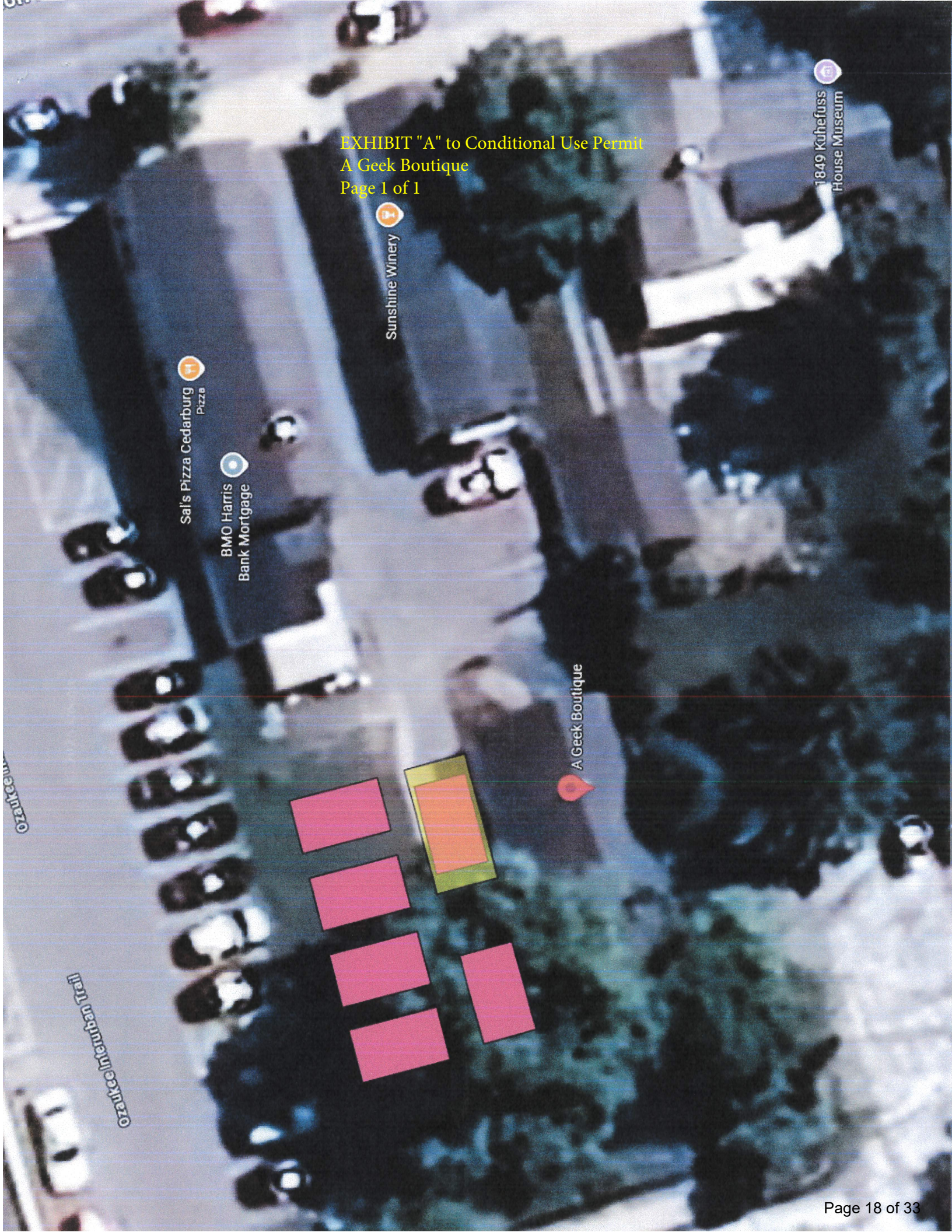
Personally, came before me this ____ day of _____, 2026, the above-named Patricia Thome, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name _____
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: _____

*THIS INSTRUMENT WAS PREPARED BY:
Mary Censky, City Planner*

DRAFT

EXHIBIT "A" to Conditional Use Permit
A Geek Boutique
Page 1 of 1



Sal's Pizza Cedarburg
Pizza

BMO Harris
Bank Mortgage

Sunshine Winery

A Geek Boutique

1849 Kuhfuss
House Museum

Ozaukee Interurban Trail

PLANNERS REPORT

To: City of Cedarburg Landmarks Commission

By: Mary Censky

Date Prepared: January 22, 2026

General Information:

Agenda Item: **6.B.**

Applicant:

Property Owner:

Request:

Review, discussion, and possible recommendation to the Plan Commission regarding issuance of an Outdoor Alcohol Beverage License to permit service and consumption of alcohol throughout their proposed outdoor seating area (see yellow boundary on map below).

Current Zoning:

B-3 Central Business District with (HPD) Historic Preservation District Overlay

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: B-3 w/ HPD

South: B-3 w/ HPD

East: Washington Avenue

West: Cedar Creek

Lot Size:

.24 acres (10,454 sq. ft.)

Location:

W63 N664 Washington Avenue

Discussion:

The applicant requests favorable recommendation from the Landmarks Commission to approve the issuance of an Outdoor Alcohol Beverage License to Camp Bar as will allow

sales, service and consumption of alcohol on their approved outdoor seating area (see map attached).

[Section 7-2-17 of the City Code](#) provides as follows regarding Outdoor alcohol beverage licenses required for outdoor consumption at Class "B" premises:

(c) Procedure for application and issuance of outdoor alcohol beverage license.

(1) A licensee shall make application for an outdoor alcohol beverage item in the form directed by the city clerk, which shall require the licensee to furnish:

- a.** An accurate description and measurement of the proposed outdoor premises, including the number of seats in any seating areas;
- b.** The nature of fencing, barriers, or other measures intended to provide control over the operation of the proposed outdoor seating area;
- c.** The licensee's acknowledgement of the restrictions imposed by this chapter;
- d.** Payment of the application fee as set forth in the city's fee schedule.

(2) Upon receipt of a complete application, the city clerk shall notify via first-class mail all property owners within 150 feet of the boundary of the proposed outdoor premises of the pendency of the application.

(3) Upon receipt of a complete application, if the premises is within the historic district, the city clerk shall place the application before the landmarks commission for its review. The landmarks commission shall recommend to the plan commission that the license be granted as requested, granted with modifications, or denied.

(4) Upon receipt of a complete application, if the premises is not within the historic district, or, if the premises is within the historic district, after the review of the landmarks commission, the city clerk shall place the application before the plan commission to review whether the proposed license would be harmful, offensive, or otherwise adverse to the surrounding neighborhood. The plan commission shall recommend to the common council that the license be granted as requested, granted with modifications, or denied.

(5) After the recommendation of the plan commission, the license shall be set before the common council for final action. The common council shall consider the size of the proposed outdoor premises, the location of the proposed outdoor premises, and whether the proposed license would be harmful, offensive, or otherwise adverse to the surrounding neighborhood.

(6) If the common council makes its issuance of an outdoor alcohol beverage license contingent on any physical alterations or improvements, the building inspector shall verify that such improvements are in place prior to the clerk's issuance of the license.

(7) Upon approval by the common council, the city clerk shall issue the outdoor alcohol beverage license.

The applicant proposes to cordon off and design this space ‘per existing conditions’ (i.e., ref previous occupancy Art of Joy).

Property Boundary Map – Camp Bar



Outdoor consumption area boundary map – Camp Bar



Street Views – Camp Bar



Recommendation:

If the Landmarks Commission is inclined toward a recommendation for approval in this matter, the Planner would recommend the following conditions be considered for attachment thereto:

- 1) Sales/service of alcohol at the outdoor patio bar and outdoor consumption of alcohol in/on the outdoor patio area (see site plan attached) shall be permitted only during those hours that the principal indoor bar area is also fully open for use and business.
- 2) Patron ingress/egress to the outdoor patio area must be routed through the principal building vs entering or exiting directly to/from the sidewalk by walking along the north or south side of the building. It shall be the applicant's responsibility to ensure this condition is being enforced at all times.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W63 N664 WASHINGTON AVE.

APPLICANT/BUSINESS NAME: CAMP BAR, PAUL HACKBARTH

APPLICANT/BUSINESS ADDRESS: [REDACTED]

STATUS OF APPLICANT: OWNER AGENT BUYER OTHER TENANT

PHONE: [REDACTED] EMAIL: [REDACTED]

PROPERTY OWNER (IF DIFFERENT): JOHN ROTH BUILDING LLC

PROPERTY OWNER MAILING ADDRESS: [REDACTED]

PROPERTY OWNER PHONE: [REDACTED] PROPERTY OWNER EMAIL: [REDACTED]

REQUEST FOR (CHECK ALL THAT APPLY): [REDACTED]

- CONCEPT REVIEW
- SITE/ARCHITECTURAL PLAN APPROVAL
- SUBDIVISION PLAT OR CSM REVIEW
- ZONING DISTRICT CHANGE
- CONDITIONAL USE ZONING
- ANNEXATION REQUEST
- VARIANCE/BOARD OF APPEALS
- OTHER [REDACTED]

DESCRIBE REQUEST: RECOMMENDATION TO COMMON COUNCIL FOR APPROVAL OF OUTDOOR ALCOHOL SEATING/CONSUMPTION AREA

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO [REDACTED]

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 1/16/26

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 1-16-26 by C.C

APPLICATION AND FEE RECEIVED BY: SARB PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED): EIGHT DESCRIPTIONS (SARB) EIGHT FULL-SIZE SETS (SARB) TEN DESCRIPTIONS AND PLAN SETS (PLAN COMMISSION)

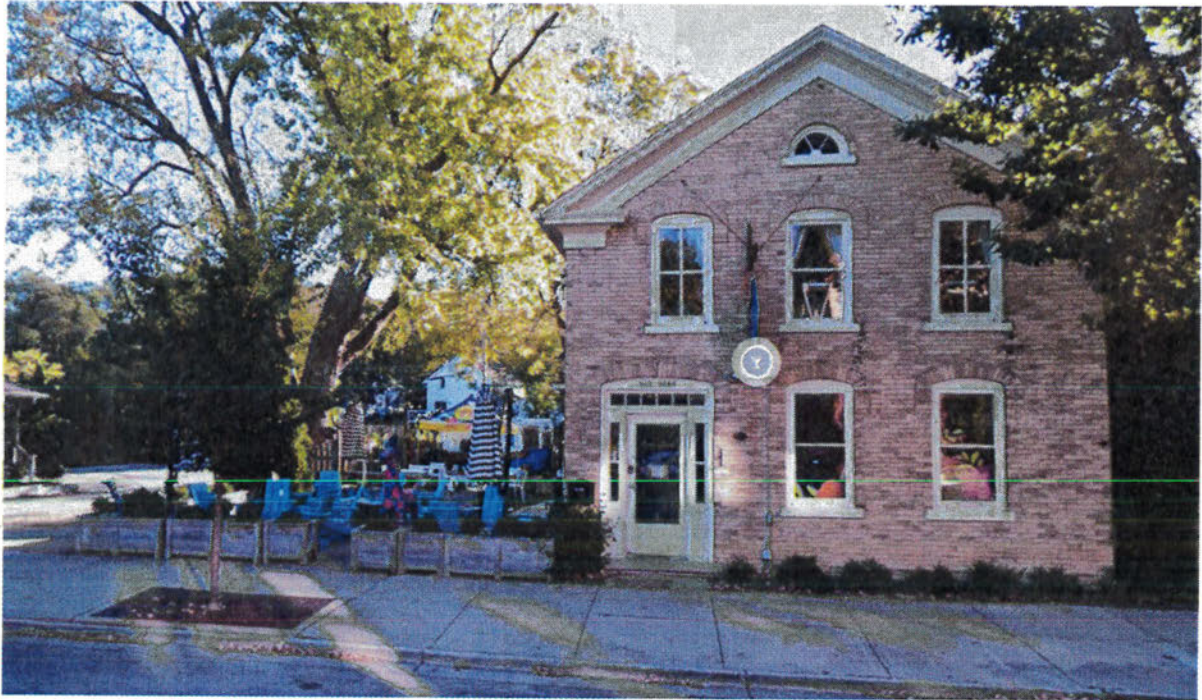
PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-079-03-01-000

ZONING: HFD- ALDERMANIC DISTRICT: W6 PREVIOUS MEETING: NA



**PREMISES DESCRIPTION FOR OUTDOOR SEATING AND CONSUMPTION
OF ALCOHOL SEATING AREA PER SITE PLAN:**

*The premises consist of the entire outdoor area surrounding the building,
as defined and enclosed by the fenced perimeter.*





BUILDING INSPECTOR REPORT

To: City of Cedarburg Landmarks

Date Prepared: January 19,2026

By: Jeff Thoma

General Information:

Applicant/Property Owner:

Paul Hackbarth (Camp Bar Inc)

Requested Action:

Approval of site signage / Permanent Projecting

Current Zoning:

B-3 Business District HPD

Location:

W63 N664 Washington Avenue

Overview:

- Applicate is proposing to add an exterior illumined new projecting double sided sign.
- The location is on the front of the main building facing Washington Ave.

Findings:

- Projecting sign on the front of the main building facing Washington Ave. Sign square footage is 12.56 per side, allowed is a maximum of 24 square feet. This requested sign is in **Compliance** with our code.

Code Text:

Sec. 15-5-7 - General physical requirements.

(c) Projecting signs. Projecting signs shall be limited to the requirements of the applicable zoning district, as prescribed in section 15-5-14. Projecting signs shall in no case be closer than five feet to a curb or have less than eight feet clearance, measured from grade level to the bottom of the sign. Projecting signs providing less than eight feet from grade level to the bottom of the sign may be permitted at the discretion of the building inspector, or landmarks commission if the sign is located in the Historic Preservation District. Signs must be mounted firmly, and no component may swing, rotate, or move freely.

Sec. 15-5-14 Signs requiring a permanent permit.

(3) Business District (B-3)

1. Permanent signs. All permanent signs require a permit. Total square footage of all signs to be determined by the Landmarks Commission.

2. Projecting signs. The maximum size of projecting signs shall not exceed 24 square feet. The minimum clearance to grade shall be eight feet measured from the lowest part of the sign. A maximum of one projecting sign per building shall be allowed. Projecting signs may extend not more than five feet over the lot line and in no case shall extend to within five feet of the street curb line. Any such sign which is located within ten feet of the front or side lot line shall have its lowest point not less than eight feet above the ground level. They shall be spaced a minimum of 25 feet apart except that, in the B-3 District, projecting signs may be placed no closer than 15 feet apart and in such instance shall be no larger than two square feet.

Recommendation:

The City Building Inspector recommends **Approval** with conditions listed below.

- Applicate to verify the height to the bottom of the sign measured from the sidewalk, is not less than eight (8) feet.
- Applicate to verify that the sign is mounted firmly, and no component may swing, rotate, or move freely.



LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W63N664 WASHINGTON AVE.

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): CAMP BAR

APPLICANT INFORMATION

APPLICANT NAME: PAUL HACKBARTH BUSINESS NAME: CAMP BAR

APPLICANT/BUSINESS ADDRESS: [REDACTED]

STATUS OF APPLICANT: OWNER AGENT BUYER TENANT OTHER

PHONE: [REDACTED] EMAIL: P [REDACTED]

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): [REDACTED]

PROPERTY OWNER MAILING ADDRESS: [REDACTED]

PROPERTY OWNER PHONE: [REDACTED] PROPERTY OWNER EMAIL: [REDACTED]

DESCRIBE REQUEST: 1. REQUEST APPROVAL FOR OUTDOOR ALCOHOL CONSUMPTION

SEATING AREA PER EXISTING SITE PLAN CONDITIONS (SEE IMAGES ATTACHED)

2. REQUEST APPROVAL FOR SIGN REPLACEMENT

PLEASE SUBMIT: TEN (10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST * PLUS ELECTRONIC COPY
TEN (10) COPIES OF DRAWINGS, SKETCHES, PICTURES OR SURVEY MAPS (11" x 17" MAX)
*PLUS ELECTRONIC COPY
MATERIAL AND COLOR SAMPLES (WILL BE RETAINED BY THE CITY)

SUBMITTAL DEADLINE: Plans must be received no later than 16 days prior to Landmarks Commission meeting.

*ELECTRONIC COPIES MAY BE SENT TO [REDACTED] OR PROVIDE A THUMB DRIVE

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

APPLICANT SIGNATURE: [Signature] DATE: 1/15/26

PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 1/16/26

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: 1/22/26

PLAN COMMISSION REVIEW NEEDED? YES NO

ATTACHMENTS (CHECK IF RECEIVED):

TEN WRITTEN DESCRIPTIONS TEN DRAWINGS, SKETCHES OR MAPS MATERIAL/COLOR SAMPLES (IF APPLICABLE)

PROPERTY TAX KEY NO: 13-079-03-01-000



**PREMISES DESCRIPTION FOR OUTDOOR SEATING AND CONSUMPTION
OF ALCOHOL SEATING AREA PER SITE PLAN:**

*The premises consist of the entire outdoor area surrounding the building,
as defined and enclosed by the fenced perimeter.*

