



**CITY OF CEDARBURG  
A MEETING OF THE PLAN COMMISSION  
MONDAY, FEBRUARY 2, 2026 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, February 2, 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](http://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, James Hayes.

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. January 5, 2026

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 Plan Commission agenda item. Written public comment regarding agenda or non-agenda items may be submitted to [cityhall@cityofcedarburg.wi.gov](mailto:cityhall@cityofcedarburg.wi.gov) by noon on the day of the meeting for distribution to the Plan Commission.

6. PUBLIC HEARINGS; AND ACTION THEREON

A. Public hearing, discussion, and possible action on the request of applicant/property owner Faith Lutheran Church, in c/o Courtney Schoofs as Church Council President, for Conditional Use Permit approval to develop an 80-niche columbarium use and structure on their 8.29 acre, I-1 Institutional & Public Service District zoned property located at N35 W6621 Wilson Street.

B. Public hearing, discussion, and possible action on the request of applicant Van Ngyuen, d/b/a Le's Pho LLC, for Conditional Use Permit approval to continue the existing restaurant use in a tenant space at Echo Plaza. This property, located at W63 N124-50 Washington Avenue, is zoned B-2 Community Business District. The property owner is The Plaza LLC in c/o Doreen Wirth.

- C. Public hearing, discussion, and possible action on the request of applicant DSDH Gerb LLC, in c/o Dave Herbeck of Herbeck Development, for Conditional Use Permit approval to develop a 16,617 sq. ft. motor vehicle collision repair facility on the vacant, 1.84-acre, M-2 General Manufacturing zoned site located at the northwest corner of Sommerset Avenue and Pioneer Road. The property owner is Pioneer Real Estate Development LLC in c/o Mike LaRosa.
- D. Public hearing, discussion, and possible action on the request of the City of Cedarburg for review, discussion, and possible reaffirmation or modification to the terms of the recently approved Conditional Use Permit for the 'Back Space', a 2,800 sq. ft. leasable, flexible use space located in the building at W61 N397c Washington Avenue. The Property Owner and Permittees are Bird House Rentals LLC, and Daniel and Jeanie Crawford respectively.

7. REGULAR BUSINESS; AND ACTION THEREON

- A. Review, discussion and possible action on the request of applicant DSDH Gerb LLC for Sign Code waiver to permit a ground/freestanding sign that exceeds the height and size limitations of the Code, and it contains off-premises business identifications. The proposed new sign replaces an existing sign on the property (located at the northwest corner of Pioneer Road and Sommerset Avenue). This M-2 General Manufacturing zoned property is owned by Pioneer Real Estate Development LLC in c/o Mike LaRosa.
- B. Review, discussion, and possible action/recommendation to the Common Council, on the request of Paul Hackbarth, d/b/a Camp Bar, for approval of an outdoor alcohol consumption area 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 action/recommendation to the Common Council regarding proposed changes to Section 13-1-122, and creation of Section 13-1-122.5, as recommended by the Site and Architectural Review Board. These changes relate to architectural review principles, standards, and procedures generally, and the architectural guidelines specific to all residential buildings.

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](mailto:cityhall@cityofcedarburg.wi.gov).

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