



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

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, March 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

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. February 2, 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 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 Sally Wagner, d/b/a Happy Place Cooking Space Inc., for Conditional Use Permit approval to utilize a 1,285 sq. ft. tenant space at W57 N14280 Doerr Way (Suite 104) for teaching kitchen and small-scale commercial kitchen purposes. This M-2 General Manufacturing zoned, multi-tenant property is owned by Doerr Way East, LLC in c/o Joe Kassander.

7. REGULAR BUSINESS; AND ACTION THEREON

A. Review, discussion, and possible action/recommendation to the Common Council on the request of applicant/property owner Pioneer Real Estate

Development LLC in c/o Mike LaRosa, for Certified Survey Map (CSM) approval to adjust the lot line location between his two parcels located at N144 W5844 and N144 W5800 Pioneer Road. This property is zoned M-2 General Manufacturing.

- B. Review, discussion, and possible action on the request of applicant Margrett English/Terrace Realty, Inc., on behalf of property owner S Duane Stroebel, for approval of site and house plans as replacement of a previously existing, legal-nonconforming home on the property located at N45 W5665 Spring Street. This .15-acre (6,534 sq.ft.) property is zoned Rs-6 Single-Family /Two-Family Residential.
- C. Review, discussion, and possible approval of the proposed Declaration of Restrictions and Covenants for the recently approved, 24-lot single-family residential subdivision Quarry Park located directly east and north of the existing dead ends on Stone Lake Circle and Holly Lane, respectively.
- D. Review, discussion, and nonbinding consultative feedback to applicant Neumann Developments, Inc., in c/o Bryan Lindgren, on a revised concept plan for mixed residential development of ~232 acres of land located at the northeast corner of Sheboygan Road and Highway 60. The land use classification of this area is Medium Density Residential (5.2 to 10.8 units/acre). The property owner is Covered Bridge Fields, Inc.
- E. Review, discussion, and nonbinding consultative feedback to applicant Coach House Homes, in c/o Kate Schley, on a revised concept plan for single-family residential development of ~1.8 acres of land located at W59 N367 Hilbert Avenue and directly west and northwest thereof. This property, owned by Wendell Lee LLC in c/o Paula Motte, is zoned Rs-5 Single Family Residential.
- F. Review, discussion, and possible approval of a site plan amendment to replace a small, existing patch of grass in front of the John R. Armbruster Community Gymnasium with hard surface paving. This City-owned property, located at W63 N641 Washington Avenue, is zoned I-1 Institutional and Public Service District.
- G. Review discussion, and possible action/recommendation to the Common Council to amend Section 13-1-61(d) of the Zoning Code, adding "Banks, savings and loan associations, credit unions, and other financial institutions (with or without drive-through facilities)" to the list of Conditional Uses that may be considered for approval in the M-3 Business Park Zoning District. This item is initiated by City staff.

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.