

**CITY OF CEDARBURG
PLAN COMMISSION
October 16, 2024**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 5:00 p.m. on Wednesday, October 16, 2024. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link: <https://us02web.zoom.us/j/84635450549>

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome
2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Sherry Bubnitz, Jon Scholz, Common Council Member Jim Fitzpatrick

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES – None at this time.
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. Under this item, individuals can speak on any topic *not* on the agenda for up to 2 minutes, with possible time extensions at the discretion of the Mayor. No action will be taken on items not listed on this agenda except as a possible referral to committees, individuals, or a future Plan Commission agenda item.
6. REGULAR BUSINESS; AND ACTION THEREON
A.* Andrew Kurtz, of Vierbicher will present their preliminary Housing Report for review and consideration, including a question and answer session with the Plan Commission.

B.* Review, discussion, and possible action/recommendation to the Common Council on the request of Ross Christifulli and Connie Bloch to amend the City's B-2 Community Business District, adding the uses, "Sales and service of new or used video games and video game consoles.", and "New or used computer sales and service", and as uses that can be considered for approval.

C.* Review and discussion on matters related to the Comprehensive Plan Update including:
 - Chapter 2 – The Housing Element.
 - Follow-up discussion relating to the Preliminary Housing Report received.
 - Chapter 8 – The Land Use Element
 - Twelve Smart Growth Areas (1, 4, 5, 9, 12, 13, 14, 15, 16, 17, 19, and 20).
 - Chapter text review.
7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**
8. MAYOR'S ANNOUNCEMENTS**

9. ADJOURNMENT

- * *Information attached for Commission Members; available through City Clerk's office.*
- ** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, and similar.*

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 at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S OFFICE IN ADVANCE IF UNABLE TO ATTEND MEETING

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

10-11-2024

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: October 16, 2024

General Information:

Agenda Item: 6.B.

Applicant: Ross Christifulli and Connie Bloch

Property Owner: N/A

Requested Action: Recommendation to the Common Council to add the uses “Sales and service of new or used video games and video game consoles.”, and “New or used computer sales and service.” as uses that can be considered for approval in the B-2 Commercial District.

Current Zoning: N/A

Current Master Plan Classification: N/A

Surrounding Zoning/Land Use: N/A

Lot Size: N/A

Location: N/A

Discussion:

The applicants have an interest in establishing a new and used video game and video game console retail business in a B-2 zoned property/tenant space. The business is also proposed to include repair services for video game consoles and computers.

The existing list of Permitted Uses in the [B-2 Community Business District](#) includes a number of uses that may have similar operating characteristics (i.e., 1)Appliance store, 12)Camera and photographic supply stores and studios, 29)Hobby and craft stores,

36)Music and radio stores, and 53)TV and small appliance repair shops. The B-2 District does not list ‘Resale and consignment stores’ or ‘Used merchandise resale shops (excluding pawn shops)’. Those uses are listed as permitted in the [B-1 Neighborhood Business District](#) and the [B-3 Central Business District](#) respectively.

If the Plan Commission feels the applicants described use would be suitable in the B-2 District, the following changes would be recommended:

- Add the uses “[Sales and service of new or used video games and video game consoles.](#)”, and “[New or used computer sales and service.](#)”, as uses that can be considered for approval as permitted or conditional use in the B-2 District.

Recommendation:

If the Plan Commission supports the addition of these uses in the B-2 District, the Planner will put the language in Ordinance format, and it can be considered for ratification by the Common Council at an upcoming meeting.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W61N297 Washington Ave Suite 4 Cedarburg 53012

APPLICANT/BUSINESSNAME: Game N Repair Ross Christifulli (business owner)

APPLICANT/BUSINESS ADDRESS: 243 Binsfeld st. Belgium, WI 53004

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☒ OTHER Renter

PHONE: 2623651259

EMAIL: Support@gameandrepair.com

PROPERTY OWNER (IF DIFFERENT): Connie Bloch

PROPERTY OWNER MAILING ADDRESS: W61 N297 Washington Ave Cedarburg, WI

PROPERTY OWNER PHONE: +1 (414) 333-8567

PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|---|---|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☐ ZONING DISTRICT CHANGE | ☒ OTHER <u>B-2 Code amendment</u> |

DESCRIBE REQUEST: _____

We respectfully request to allow our business of electronic repair and video game sales to be allowed in the zoning of our store.

We provide a valuable service to the community, and a safe place for young people to shop and spend time. Everything is family friendly a

And we do not sell Mature games.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
THIRTEEN (13) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW

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: Connie Bloch

DATE: 10/9/24

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

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

ATTACHMENTS (CHECK IF RECEIVED):

- ☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____