

**CITY OF CEDARBURG
PLAN COMMISSION**

October 16, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Wednesday, October 16, 2024, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers and online via the zoom app. The meeting was called to order at 7:00 p.m. by Mayor Patricia Thome.

Roll Call - Mayor Patricia Thome, Adam Voltz, Jack Arnett, Jon Scholz, Sig Strautmanis, Council Member James Fitzpatrick

Excused - Sherry Bublitz

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

STATEMENT OF PUBLIC NOTICE

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

APPROVAL OF MINUTES - None

COMMENTS AND SUGGESTIONS FROM CITIZENS

Cathy Czech, Resident – N119 W5835 James Circle
Terrance King, Resident – W63 N762 Sheboygan Road

Commissioner Strautmanis made a motion to move agenda item B before agenda item A, seconded by Council Member Fitzpatrick. Commissioner Bublitz excused.

REGULAR BUSINESS

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."

Planner Censky discussed the potential addition of new or used video games and video game consoles, as well as new or used computer sales and services to the city's B 2 Community Business District. The applicant had secured a tenant space in a building located in the B-2 District, intending to use it for resale of video games and video game consoles, repair and sales of used game consoles, and sales of new and used computers. Planner Censky noted that these uses were not listed in the B-2 District but were similar to other uses in the district. The proposed solution was to add these uses as a by-right use in the B-2 District.

Commission Strautmanis mentioned the need to simplify the zoning language and avoid overly specific categories. The plan was to adopt the zoning changes and then, in time, work toward consolidating the categories for better fitting.

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick, to recommend approval to the Common Council for amending the City Code as presented by the Planner. Motion carried without a negative vote. Commissioner Bublitz excused.

ANDREW KURTZ, OF VIERBICHER WILL PRESENT THEIR PRELIMINARY HOUSING REPORT FOR REVIEW AND CONSIDERATION, INCLUDING A QUESTION-AND-ANSWER SESSION WITH THE PLAN COMMISSION.

Mr. Kurtz from Vierbicher talked over the Preliminary Housing Review with Plan Commission. The goals from this report were to summarize the Census Housing Data, Review Market Data, discuss housing trends, get an overview of affordability challenges and look at possible projections for housing supply and demand going forward.

City Planner Censky discussed the need for community input to gauge public opinion on development and growth throughout the various Smart Growth Areas. An open house and charrette will be planned in November to gather public input. Plan Commission discussed growth rates and housing types and, impacts on taxpayers, emphasizing the need for measured growth and maintaining the community's quality of life. Plan Commission encouraged residents to participate in public input sessions and to sign up for the City's Notify Me system. Plan Commission addressed concerns about maintaining the community's character while accommodating population growth and explored potential zoning changes to support business expansion.

The following individuals spoke under public comments.

- Terry King, Resident – W63 N762 Sheboygan Road
- Jake Schneider, Resident – W59 N412 Hilgen Avenue
- Rick Bausenberger, Resident – W56 N1176 James Circle
- Kathy Hennings, Resident – N81 W6301 Arbor Drive
- Dave Smith, Resident – N119 W5851 James Circle

ACTION - This was a Discussion item only. No action was taken.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Arnett mentioned a potential bike path along Highway 60, which could connect to the interurban trail in Grafton.

MAYOR'S ANNOUNCEMENTS - None

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to adjourn the meeting at 6:46 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant