

**CITY OF CEDARBURG
PLAN COMMISSION**

December 17, 2024

A regular meeting of the Plan Commission of the City of Cedarburg was held on Tuesday, December 17, 2024, at Cedarburg Cultural Center, W62 N546 Washington Avenue, and online via the Zoom app. The meeting was called to order at 6:02 p.m. by Mayor Patricia Thome.

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

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

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.

APPROVAL OF MINUTES - None

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

PUBLIC HEARINGS

A motion was made by Commissioner Bublitz, seconded by Commissioner Scholz, to open the Public Hearing at 6:03 p.m. Motion carried unanimously.

APPLICANTS JEFF AND CHRISTINE MCLEAN, D/B/A THE WASHINGTON HOUSE GROUP LLC, REQUEST APPROVAL TO HAVE THE EXISTING CONDITIONAL USE GRANT PERMIT AND RELATED LAND COVENANT TRANSFERRED INTO THEIR NAME(S) AS THE PROSPECTIVE NEW OWNERS OF THE FIVE-UNIT BED AND BREAKFAST USE AND SITE LOCATED AT W62 N589 WASHINGTON AVE.

Planner Censky explained the applicant does not plan to make any changes to the structures, site, or operating plan from what is currently permitted. The current property owner/CUP holder is Washington House Inn Associates in c/o James Pape as General Partner. This property is zoned B-3 central business district with HPD Historic Preservation Overlay District.

Planner Censky is not aware that there have been any issues or concerns associated with this site, or the 5-unit bed and breakfast use permitted through the existing CUP. The existing

CUP dates back to 1993. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Planner Censky recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

- 1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit.
- 2) Execution and recording of a new CUP and Land Covenant document attaching the existing permissions and conditions to the new owners.

There were no comments from the public.

Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Fitzpatrick, and Mayor Thome voting aye. Motion carried without a negative vote.

A motion was made by Commissioner Strautmanis, seconded by Council member Fitzpatrick, to close the Public Hearing at 6:05 p.m. Motion carried unanimously.

REGULAR BUSINESS

REVIEW, DISCUSSION, AND POSSIBLE ACTION ON THE REQUEST OF APPLICANTS JEFF AND CHRISTINE MCLEAN, D/B/A THE WASHINGTON HOUSE GROUP LLC, FOR APPROVAL TO HAVE THE EXISTING CONDITIONAL USE GRANT PERMIT AND RELATED LAND COVENANT TRANSFERRED INTO THEIR NAME(S) AS THE PROSPECTIVE NEW OWNERS OF THE FIVE-UNIT BED & BREAKFAST USE AND SITE LOCATED AT W62 N589 WASHINGTON AVENUE. THE APPLICANT DOES NOT PLAN TO MAKE ANY CHANGES TO THE STRUCTURES, SITE, OR OPERATING PLAN FROM WHAT IS CURRENTLY PERMITTED. THE CURRENT PROPERTY OWNER/CUP HOLDER IS WASHINGTON HOUSE INN ASSOCIATES IN C/O JAMES PAPE AS GENERAL PARTNER. THIS PROPERTY IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION OVERLY DISTRICT.

Planner Censky is not aware that there have been any issues or concerns associated with this site, or the 5-unit bed and breakfast use permitted through the existing CUP. The existing CUP dates back to 1993. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Planner Censky recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

- 1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit.
- 2) Execution and recording of a new CUP and Land Covenant document attaching the existing permissions and conditions to the new owners.

A motion was made by Commissioner Bublitz, seconded by Commissioner Strautmanis, to transfer the Conditional Use permit as noted on the agenda, including the Planners' conditions. Motion carried without a negative vote.

PUBLIC HEARING

A motion was made by Commissioner Strautmanis, seconded by Commissioner Voltz, to open the Public Hearing at 6:59 p.m. Motion carried unanimously.

Mayor Thome announced that the Plan Commission is holding this public hearing to gather public input, comments, and feedback about the draft of the Smart Growth Plan update work that's been done so far. The City plans to collect all the comments submitted in writing and spoken at tonight's meeting for consideration by the Plan Commission at their next Smart Growth Plan work meeting. This will probably happen in mid/late January. The hope is that the school district may have its updated enrollment projections done by then and the City might have received at least a preliminary report on the transportation/traffic analysis that's being done. The Mayor believes that the City and Plan Commission have improved communication and transparency regarding the development plans and decision-making process. Mayor Thome noted the Plan Commission will reassess its density recommendations for the smart growth areas considering the public input and comments received. She added that all past meetings about the Smart Growth Plan update have been publicly noticed and open to the public to attend either in person or by Zoom. She added that this will continue to be the case for all future meetings about the Smart Growth Plan update.

PRESENTATION OF DRAFT UPDATE TO CEDARBURG SMART GROWTH COMPREHENSIVE LAND USE PLAN – 2025, CHAPTER 2 – HOUSING, AND CHAPTER 8 – LAND USE.

Planner Censky highlighted certain data from the updated tables found in Chapter 2-Housing and from the Vierbicher Housing Report.

Planner Censky discussed the proposed changes to the city's smart growth areas, focusing on the current and proposed future classification of land use. She highlighted the importance of considering net acreage when calculating density and the need for mitigation and redevelopment of the brownfield sites. Planner Censky also discussed the fact that certain Smart Growth Area properties have yet to be annexed, and some are further out from being serviceable by utilities that need to be in place before development can occur. She mentioned that some sites are currently classified as agricultural or open space but could be reclassified for residential use. The Mayor

and the Commission emphasized the importance of public input and feedback on the recommendations. She reminded that there will be at least one more public hearing held before the Common Council takes any action toward adopting the Plan Commission recommendations. Commissioner Arnett discussed the timeline of numerous previous discussions and meetings held related to the site at the southeast corner of Highway 60 and Highway I and highlighted the number of times the site had been discussed and the need to understand the facts about the school district enrollment. The conversation ended with an open session for public comments.

The meeting was primarily focused on discussing the city's development plans and the potential impact of these plans on the city's character and infrastructure. Residents expressed concerns about the city's current development trajectory, particularly the increase in multifamily properties and the potential strain on the city's resources. They also emphasized the importance of preserving the city's small-town atmosphere and maintaining a balance between growth and sustainability. Residents called for a more thoughtful and long-term approach to development, rather than prioritizing short-term profits. They also highlighted the need for better planning and transparency in the city's development process, particularly the high-density housing and its impact on the community.

Several residents expressed concerns about the rapid development and its effect on the city's character and quality of life. They also raised questions about the accuracy of the housing study and the need for more affordable housing. The importance of maintaining the city's architectural integrity and preserving its historical feel was emphasized. They also called for a moratorium on development until the current issues are addressed. The conversation ended with a discussion on the need for more affordable housing and the potential impact of high-density housing on the community. Other Cedarburg residents expressed their opinions on the city's smart growth plan, particularly focusing on the development of the Wirth property. Some residents supported the development, citing its potential to generate tax revenue and provide housing options for people of different income levels. Others, however, expressed concerns about the impact of high-density housing on traffic and safety and the potential for overcrowding. There were also concerns about the accuracy of the plan and the need for more community input.

Commissioner Bublitz expressed gratitude for the community's participation and encouraged continued involvement in community leadership. Commissioner Voltz echoed Commissioner Bublitz's sentiments and emphasized the need for a balance between development and providing housing opportunities for a broad range of individuals. Commissioner Strautmanis also spoke, emphasizing the importance of public participation and the need for a balanced vision. City Administrator Hilvo is working on ideas to improve parking downtown and address concerns about the Water Recycling Center.

Public hearing closed on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Fitzpatrick, and Mayor Thome voting aye. Motion carried without a negative vote.

The following public comments were made expressing concerns with the Smart Growth Areas one(1) through Twelve (12).

- Steve Brill - W69 N419 Fox Pointe Avenue- Would like to see the city admit their failures of Fox Run and Arabelle. These developments are too dense.
- Terry King – W63 N762 Sheboygan Road- Would like Cedarburg to stop overdevelopment and higher density zoning.
- Lynda Johnson – W62 N780 Sheboygan Rd.- Believes sound planning is taking a back seat to tax revenue and the desires of developers.
- Steve Leonard- N91 W5939 Dorchester Dr. – Recited the city's mission statement to preserve its historic small-town atmosphere and quality of life.
- Luis Arroyo - W72 N444 Greystone -Would like to attend more meetings and was too trusting of city leaders making decisions regarding development.
- David Newell - N111 W5921 Carolyn Court- Has concerns of density and traffic on Highway 60- calls for a moratorium on development.
- Jim Buntrock - W66 N482 Madison Avenue- Apologizes for missing meetings and thinks Fox Run is okay.
- Michael Wirth – Thanked the Plan Commission, and respectfully asked the city to maintain forward momentum with the Smart Growth plan, especially regarding the southeast corner of HWY 60 and I.
- Luca Deflorentiis - N108 W7045 Berkshire Street- Questioned how higher density housing is going to improve the quality of life of residents in the community.
- Fred Kimble - N106 W5265 Sarangela Court – Questions a discrepancy in the Viehbacher housing report.
- Carol Alexander Coutts - N68 W5720 Bridge Common- Is concerned about developments that are not in keeping with the integrity of our unique community. She believes it's important that the areas at the gateways to the community present an aesthetically pleasing first impression that reflects positively on Cedarburg as an upscale historical village.
- Chris Roche-1432 Cedarton Parkway-Town of Cedarburg Resident, Opposed to high-density housing as it would make driving unsafe for residents.
- Cathy Czech – N119 W5835 James Circle- Expressed concerns about High-Density classifications and whether they are indeed consistent with existing surrounding neighborhoods.
- William Mrotek - N93 W5743 Dorchester Drive -Inquired about the reasons behind the need for additional development.
- Anna Kinzel - W67 N426 Grant Avenue -Is in favor of entry-level homes
- Oscar Charles Jr. - N96 W6767 Aspen Street, via video- In support of the Wirth site coming to Cedarburg, adds a tax base, and taxes will stay down, as it will provide a variety of housing for different income levels.
- Nicole Deery-Fox Run, via video-Supports Smart Growth 11, Wirth Development. Options were hard to find when she returned to Cedarburg.

- Cold Country Vines and Wines Jeffrey Stoeger W61 N517 Washington Avenue, via video- In support of the Wirth Development.
- Lynn Neumann 170 Green Bay Road-via video-Lifelong Cedarburg resident and supports Smart Growth 11 because the green space and the development would fit the financial plan of Cedarburg and for modern income families.
- Kate Meyers - W64 N201 Fairfield St, via video -Kate is in support of current projects as they are researched and developed and put into the Smart Growth plan.
- Alex Eickhorst - W55 N239 Woodmere Court, via video- recently had difficulty finding an apartment and supports the development of Smart Growth area 11.
- Brian Runo -W N1045 Montgomery Avenue- Does not support overdevelopment and asked everyone to become a registered voter.
- Scott Aussprung - N30 W5391 Hamilton Road- Questioned what the city will allow regarding development and what the parameters of the smart growth plan require them to do.
- Dianna Olnhausen - N56 W5465 Sunnyside Lane- There is a high demand for housing, particularly apartments, and Cedarburg is a wonderful community with limited available options.
- Connie Kincaide - N75 W7255 Linden Street -Views that accessible housing options for aging residents, and residents with disabilities are as important for representatives to consider in planning.
- Joe Otto - N56 W6509 Center Street.-Questioned if the Plan Commission is looking into parking issues and additional parks because if we keep building there will be no space for them.
- Denver Dalley - W62 N670 Riveredge Drive- He would like to get more involved to stop developments like Fox Run.
- Sampson Parsons - W57 N511 Hilbert Avenue-via Zoom Concern regarding a possible typo; why is medium-density denser than medium-high residential density in the plan updates.

A motion was made by Commissioner Scholz, seconded by Commissioner Bublitz, to close the Public Hearing at 8:06 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Council member Fitzpatrick, and Mayor Thome voting aye. Motion carried unanimously.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS - None

MAYOR'S ANNOUNCEMENTS

Mayor Thome thanked everyone for coming out and participating. She mentioned plans to hold an extra Plan Commission meeting in January to discuss the feedback received from residents

about the Smart Growth Plan update and continue to work toward finalizing the Chapter 8 DRAFT update.

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to adjourn the meeting at 8:16 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant