

**CITY OF CEDARBURG
PLAN COMMISSION
September 3, 2020**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00PM on Thursday, September 3, 2020. This meeting will be held online utilizing the [zoom](#) app. Information on how to access the meeting is attached to the meeting packet or can be requested by emailing mhilvo@ci.cedarburg.wi.us.

AGENDA

1. **CALL TO ORDER** - Mayor Mike O'Keefe
 2. **ROLL CALL:** Present - Mayor Mike O'Keefe, Council Member Patricia Thome, Mark Burgoyne, Heather Cain, Adam Voltz, Kip Kinzel, Sig Strautmanis

Also Present - Jon Censky, City Planner
 3. **STATEMENT OF PUBLIC NOTICE**
 4. **APPROVAL OF MINUTES** – August 3, 2020
 5. **COMMENTS AND SUGGESTIONS FROM CITIZENS**
 6. **REGULAR BUSINESS; AND ACTION THEREON**
- * A. **Petitioner:** **The Hahm Group LLC/Matthew Hahm**
Request: **Annexation Recommendation**
Briefing: The applicant is requesting annexation recommendation of his 3.768-acre parcel located at 6620 Susan Lane in the Town of Cedarburg.
Current Zoning: R-3 Single Family Residential District
Aldermanic District: 1
Tax Key No.: 03-022-14-002.00
Previous Discussion Dates: September 10, 2019
- * B. **Petitioner:** **Christopher Duecker**
Request: **Waiver to Sec 93-1-101(g) of the Zoning Code as regards to the size of Accessory Structures**
Briefing: The applicant is requesting a waiver to replace an existing shed with a new one which, combined with his recently approved garage, exceeds the size limit allowed by Code for his parcel located at W62N793 Sheboygan Road.
Current Zoning: Rd-1
Aldermanic District: 1
Tax Key No.: 13-050-03-07-000
Previous Discussion Dates: July 6, 2020
- * C. **Petitioner:** **Beyer's True Value/Hank Beyer**
Request: **Plan Approval**
Briefing: The applicant is requesting to replace the existing fence with a new decorative one and install an overhead shed roof element extending out from the building over the outside storage area off the southwest corner of his building located at W61N278 Washington Avenue.
Current Zoning: B-2
Aldermanic District: 5
Tax Key No.: 13-051-03-01-003 C13
Previous Discussion Dates: None

- * D. Petitioner: **Fairway Village/Neumann Development Inc.**
Request: **1) Land Use Map Amendment**
2) Rezone

Briefing: The applicant is requesting the following recommendations:

- 1) Amend the use classification for this site, as shown on the City of Cedarburg 2025 Comprehensive Land Use Plan, from the Commercial, Industrial/Manufacturing, Medium-Density Residential (3.6 to 5.2 units/acre) and High-Density (10.9 to 16.1 units/acre) classifications to the Medium-Density Residential (3.6 to 5.2 units/acre) and High-Density Two-Family (5.2 to 10.8 units/acre).
- 2) Rezone the parcel located at W73N1122 Washington Avenue from P-1 Park (temporary) to Rs-4, Rs-5 and Rd-1, along with a PUD overlay.

Current Zoning: P-1 (temporary)

Aldermanic District: 7

Tax Key No.: 13-022-07-016.00 C375

Previous Discussion Dates: January 6, 2020, June 1, 2020

- E. Petitioner: **WILO USA**

Request: **Concept Development Plan**

Briefing: The applicant will present an overview of their concept building plans for their corporate offices, product testing and warehousing building in the Highway 60 Business Park.

Current Zoning: M-3

Aldermanic District: 7

Tax Key No.: 13-022-02-000.00

Previous Discussion Dates: None

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, etc.*

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 or email: cityhall@ci.cedarburg.wi.us.

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

08/27/2020



CITY OF CEDARBURG PUBLIC MEETING POLICY DURING COVID-19

The City of Cedarburg will begin utilizing [zoom](#), an online meeting tool, to conduct City meetings. This includes all public meetings. We are cancelling all non-essential meetings and limiting agenda items but there are items that do require decisions to be made so that projects throughout the City can continue or get completed in a timely manner. We will continue to adhere to open meeting laws as set forth by the State of Wisconsin.



Most recently the Wisconsin Department of Justice issued an advisory on March 16, 2020, addressing this issue and stating that: "Governmental bodies typically can meet their open meetings obligations, while practicing social distancing to help protect public health, by conducting meetings via telephone conference calls if the public is provided with an effective way to monitor such calls (such as public distribution, at least 24 hours in advance, of dial-in information for a conference call)." The advisory emphasizes that "When an open meeting is held by teleconference or video conference, the public must have a means of monitoring the meeting. DOJ concludes that, under the present circumstances, a governmental body will typically be able to meet this obligation by providing the public with information (in accordance with notice requirements) for joining the meeting remotely, even if there is no central location at which the public can convene for the meeting.

CITY OF CEDARBURG MEETING PROCEDURES DURING COVID-19 FOR PUBLIC

To download [zoom](#) on your mobile device, click on one of the following:



Here are the procedures for public to be able to view a meeting live through [zoom](#).

1. Contact the City Administrator, Mikko Hilvo, 2 hours in advance of the meeting you wish to attend via [zoom](#) by emailing him at mhilvo@ci.cedarburg.wi.us.
2. In your email Subject line please put down the meeting that you wish to attend (example: Common Council Meeting on 3-30-20 at 7:00pm).
3. Provide your Name, Address, Email, Phone Number to him via email with a request to join the meeting.
4. You will receive an invite to the meeting via email. Click on the invite prior to the meeting being held. The meeting will be open 10 minutes prior to the scheduled meeting start time so you can check your microphone and camera setup.
5. All public participants will have their microphone muted.
6. If, during public comment, anyone wishes to talk they should request to do so through the chat feature or by using the "hand" to wave at the meeting organizer. The administrator of the meeting will unmute you at the appropriate time and ask you to make your comments.

If you are unable to utilize a computer, iPad, or tablet to view the meeting you can call or email ahead of time and a phone number will be given to you to call in on. If you do call in, we ask that you put your phone on mute when you are not talking. If you need an agenda, we can email one to you.

Contact Info: Mikko Hilvo, City Administrator, mhilvo@ci.cedarburg.wi.us, (262) 375-7917.



CITY OF CEDARBURG MEETING PROCEDURES DURING COVID-19 – FOR STAFF & BOARD MEMBERS

The City of Cedarburg will be utilizing the [zoom](#) app to hold public meetings starting March 23, 2020 until further notice. All meetings will adhere to Wisconsin Open Meetings Law. The [zoom](#) app provides an option for the public to join the meeting via computer, iPad, tablet, or phone.

Here are the procedures for staff and board members to utilize [zoom](#).

1. The City Administrator, Mikko Hilvo, will email a meeting invite to each staff and board member 24 hours prior to the meeting.
2. If another staff member, council member, or presenter needs access to the meeting and the ability to discuss an item they should request to get a meeting invite by emailing mhilvo@ci.cedarburg.wi.us at minimum 6 hours prior to the meeting.
3. In your email Subject line please put down the meeting that you wish to attend. (Example: Common Council Meeting on 3-30-20 at 7:00pm)
4. Provide your Name, Address, Email, Phone Number and reason for attending the meeting to the administrator.
5. All agendas and documents that need to be shared during the meeting will be sent to members ahead of time and also provided electronically to the meeting organizer (City Administrator).
6. All meetings will be open 10 minutes prior to the scheduled meeting start time so you can check your microphone and camera setup.
7. All staff and/or board members will have their microphones on unless they mute it themselves. All public participants will have their microphone muted except during public comments or if they use the chat feature asking the administrator for permission to speak.
8. All Votes will be done through roll call.

If you are unable to utilize a computer, iPad, or tablet to participate in the meeting you can call or email ahead of time and a phone number will be given to you to call in on. If you do call in, we ask that you put your phone on mute when you are not talking. If you need an agenda, it can be emailed to you.

Contact Info: Mikko Hilvo, City Administrator, mhilvo@ci.cedarburg.wi.us