

**TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
January 18, 2017**

Present: David Valentine, Dan Wundrock, Ralph Luedtke, Rick Goeckner, Edward Downey
Excused: Wayne Pipkorn, Mark Wittenberg
Also Present: Tim Rhode, Town Administrator, Eric Ryer, Asst. Administrator/Clerk

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Valentine called the regular meeting to order at 7:00 pm. The Pledge of Allegiance was recited at Special Town Board meeting immediately preceding this meeting.

2. MINUTES OF PREVIOUS MEETING:

a. Approval of December 21, 2016 Plan Commission Meeting Minutes*

Commissioner Downey moved and Commissioner Wundrock seconded a motion to approve the minutes from December 21, 2016. The motion passed unanimously.

3. PUBLIC HEARING

a. None

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Discussion and possible recommendation on a concept plan application by Venture Space to develop commercial condominiums, self-storage units & retail lots on the north and east portions of the property located at 8611 STH 60 [Owner: Lynnwood Properties, LLC, NW ¼ Section 21, 62.66 acres total, zoned B-3 Business, M-2 Planned Industrial and Mixed Use, and C-1 Conservancy]*

Venture Space has submitted a concept plan for the 62.66 acre property located just northwest of the Prochnow landfill property and still within the 5 Corners Business district. They are proposing commercial condominiums, mini-storage units, retail, and selling a portion of the property to the Town for a possible Sports Complex. Of the 62.66 acres, they are proposing 10.9 acres for the storage units, 7.2 acres for commercial condos, 10.9 acres for retail, and selling 33.7 acres to the Town.

Administrator Rhode noted this is the second proposed location for this project. Venture Space now has the Lynwood Properties parcel under contract. Mr. Rhode noted the land closer to STH 60 is zoned B-3 Business, while the land farther away from STH is zoned M-2 Planned Industrial and Mixed Use.

Michael Frede of Venture Space then explained their company is looking to develop the property via a four lot CSM. Venture Space would develop commercial condominiums on one lot, a different party would develop mini-storage on the second lot, Venture Space would sell the third lot running along STH 60 for retail development, and would sell the fourth lot to the Town for development of a Sports Complex. The mini-storage developer would like to begin construction as early as this upcoming April. Mr. Frede would see beginning construction on the commercial condos in the fall of 2017 or spring of 2018.

Chairman Valentine noted the concept of commercial condos was novel idea, but one that fits well with the plan so long as the retail space remains along STH 60. Mr. Frede noted the commercial uses were located mainly on the east side of the parcel to keep them away from the homes on the west.

Also, there is a 150' wide easement buffering the homes to the west from the sports complex and retail development.

Following discussion, Commissioner Downey moved the Plan Commission recommend approval of the concept plan by Venture Space to develop commercial condominiums, self-storage units & retail lots on the north and east portions of the property located at 8611 STH 60. Commissioner Luedtke seconded, and the motion passed unanimously.

6. ADJOURNMENT

Commissioner Wundrock moved to adjourn the meeting. Commissioner Goeckner seconded, the motion carried unanimously and the meeting was adjourned at 7:18 p.m.

Respectfully Submitted,
Eric Ryer
Assistant Administrator/Clerk