

**TOWN OF CEDARBURG
SPECIAL PLAN COMMISSION MEETING MINUTES
November 28, 2018**

Present: David Salvaggio, Dan Wundrock, Larry Lechner, Anne Lewandowski
Excused: Rick Goeckner, Mark Wittenberg, Wayne Pipkorn
Also Present: Eric Ryer, Asst. Administrator/Clerk, Brad Hoeft, Town Attorney

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Salvaggio called the special meeting to order at 7:00 pm. The meeting began with the Pledge of Allegiance.

2. MINUTES OF PREVIOUS MEETING:

a. Approval of September 19, 2018 Plan Commission Meeting Minutes*

Commissioner Wundrock moved and Commissioner Lewandowski seconded a motion to approve the minutes from September 19, 2018. The motion passed unanimously.

3. PUBLIC HEARING

a. None

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Discussion and possible recommendation on an Ordinance to rezone land and to amend the Zoning Map for property owned by Gregory W. Zimmerschied located at 11309 STH 60 from CR-B Countryside Residential B District to A-1 Agricultural District [Petitioner: Greg Zimmerschied, NE ¼ Sec. 19, 10.02 acres]*

Greg Zimmerschied has submitted an application to rezone his 10.02 acre property located at 11309 STH 60. The property is currently zoned CR-B Countryside Residential B, and he has applied to have the property rezoned to A-1 Agricultural in preparation for a conditional use permit application seeking cold storage of alcohol and potentially alcohol manufacturing and bottling onsite. The Zimmerschied's own a new distillery operation in downtown Cedarburg, which is where they would plan on serving/selling what they would potentially produce/store at the STH 60 location.

Mr. Zimmerschied noted that after speaking with staff, agricultural zoning may not be the correct zoning option for his current plan. He described his ownership of the property and the fact that he wishes to preserve all of the structures on the property. He also noted that he is involved with the new distillery in downtown Cedarburg, and they are starting to distill liquor. As part of this application, he would propose storing the barrels at this property. Other activities he was considering for the location would be growing grains for use in his product, running a bed and breakfast out of the home, and possibly give tours. This would include construction of accessory structures to support the operations. He noted one of the existing barns recently collapsed, but the other remaining accessory structures are in relatively good shape.

Attorney Hoeft noted that this property is eligible for business zoning through the Comprehensive Plan, but not for industrial zoning. He explained that some of the proposed uses such as bottling would not be allowed under the Town Code for agricultural zoning. He recommended the applicant discuss the full scope of desired uses with staff and determine the most applicable zoning option. Commissioner Lewandowski pointed out that the applicant may want to consider how people would access the site. Mr. Zimmerschied noted they could enter off of Elm instead of STH 60.

Following discussion, Mr. Zimmerschied said he would work with staff on determining an alternate zoning that would be applicable for his desired uses for the property.

b. Discussion and possible recommendation on an Ordinance to rezone land and to amend the Zoning Map for property owned by Jeffrey & Marian Knorr located at 2231 CTH I from R-2 Single-Family Residential District to E-1 Estate Residential District [Petitioner: Jeffrey & Marian Knorr, SE ¼ Sec. 3, 17.76 acres]*

Jeffrey and Marian Knorr have submitted an application to rezone their 17.76 acre property located at 2231 CTH I. The property is currently zoned R-2 Single-Family Residential, and they have applied to rezone to E-1 Estate Residential in order to allow them to add on to their existing garage. Whereas R-2 allows for 1,500 square feet in total detached outbuilding space for their parcel, E-1 would allow them unlimited space. However, they only anticipate adding 1,397 square feet to their existing 600 square foot garage.

Mr. Knorr commented, noting his application is for a rezone only, with no land division involved.

Following discussion, Commissioner Wundrock moved the Plan Commission recommend the Town Board approve the proposed rezoning for the property owned by Jeffrey & Marian Knorr located at 2231 CTH I from R-2 Single-Family Residential District to E-1 Estate Residential District. Commissioner Lechner seconded, and the motion passed unanimously.

c. Discussion and possible recommendation on an architectural and site plan review for a 5,400 square foot outbuilding located at 929 Elm Road [Applicant: Chuck Kison, 40 acres, zoned A-2 Prime Agricultural & C-1 Conservancy, SW ¼ Section 19]*

Chuck Kison would like to construct a 5,400 square foot steel outbuilding on his property located at 929 Elm Road. The building would consist of one long span measuring 50' x 108'. An accessory structure of this size is allowed on the 40 acre lot, as there is no limit on the size of accessory buildings on A-2 properties. However, Section 320-26 of the Code explains that new buildings greater than 1,500 square feet are required to go before the Plan Commission and Town Board for architectural and site plan review.

Mr. Kison noted the building would be for storage of personal property. Following discussion, Commissioner Wundrock moved the Plan Commission recommend the Town Board approve the architectural and site plan review for a 5,400 square foot outbuilding located at 929 Elm Road. Commissioner Lechner seconded, and the motion passed unanimously.

6. ADJOURNMENT

Commissioner Wundrock moved to adjourn the meeting. Commissioner Lewandowski seconded, the motion carried unanimously and the meeting was adjourned at 7:20p.m.

Respectfully Submitted,

Eric Ryer
Asst. Administrator/Clerk