

**TOWN OF CEDARBURG
SPECIAL PLAN COMMISSION MEETING MINUTES
December 19, 2018**

Present: David Salvaggio, Dan Wundrock, Larry Lechner, Anne Lewandowski, Mark Wittenberg,
Wayne Pipkorn
Excused: Rick Goeckner
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 November 28, 2018 Special Plan Commission Meeting Minutes***
- b. **Approval of December 5, 2018 Special Plan Commission Meeting Minutes***

Commissioner Wundrock moved and Commissioner Lewandowski seconded a motion to approve the minutes from November 28 and December 5, 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 event venue concept plan application by Tina and Brian Gotter for the properties with tax key 030210200200 & 030210200300 located on half mile west of 5 Corners [NE ¼ of Section 21, 16.24 acres total, zoned B-3 Business & C-1 Conservancy]***

Tina and Brian Gotter have submitted a concept plan for 16 acres of property located roughly one-half mile west of the Five Corners intersection. They currently own the River Room on the Milwaukee River in downtown Grafton next to the Ale House. Their main challenges at that location are the limited size of the event space and shared public parking. They feel the 16 acres of property would provide enough space for a venue and adequate parking, while understanding that only 4 acres are actually buildable based upon their information.

Staff and Attorney Hoeft provided background regarding the two properties have Zoning Violations that stem from the Prochnows filling the properties without a Shoreland Zoning Permit. The fill was from a DOT project. The department issued a Zoning Violation in 1994 after the fill was placed in wetland and floodplain areas without approval from County and DNR. The Prochnows applied for an After-The-fact Special Exception Permit thru the Ozaukee County Board of Adjustment in March of 1995, which the Ozaukee County Board of Adjustment denied. The department moved to order the fill removed, which was never removed. Corporation Council Dennis Kenealy recommended the County hold it in abeyance until such time the property comes up for sale, development, etc. and they would need to clean it up or move the dirt.

Commissioner Wundrock asked Mr. Gotter how the illegal filling issue would affect his moving forward with the project. He noted associated costs could impact his decision, but that he is looking to locate in Cedarburg.

Following discussion, Commissioner Lechner moved the Plan Commission recommend the applicant move forward with their concept plan for the properties with tax key 030210200200 & 030210200300 located on half mile west of 5 Corners. Commissioner Lewandowski seconded, and the motion passed unanimously.

6. ADJOURNMENT

Commissioner Pipkorn moved to adjourn the meeting. Commissioner Lechner seconded, the motion carried unanimously and the meeting was adjourned at 7:12p.m.

Respectfully Submitted,

Eric Ryer
Asst. Administrator/Clerk