

**TOWN OF CEDARBURG  
PLAN COMMISSION MEETING MINUTES  
December 21, 2016**

Present: David Valentine, Dan Wundrock, Ralph Luedtke, Wayne Pipkorn, Mark Wittenberg,  
Edward Downey  
Excused: Rick Goeckner  
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 meeting began with the Pledge of Allegiance.

**2. MINUTES OF PREVIOUS MEETING:**

**a. Approval of October 19, 2016 Plan Commission Meeting Minutes\***

Commissioner Wundrock moved and Commissioner Pipkorn seconded a motion to approve the minutes from October 19, 2016. The motion passed unanimously.

**3. PUBLIC HEARING**

**a. Public hearing to take comment on a conditional use permit application by Doug & Sue Schnell to construct a 1,134 square foot outbuilding within 500 feet of a residential district on the property located at 2225 Ivy Lane [SW ¼ of Section 5, 35 acres, zoned A-1 Agricultural and C-1 Conservancy]**

Doug and Sue Schnell would like to construct a 1,134 square foot outbuilding on their 35 acre property located at 2225 Ivy Lane. A principal building of this size is allowed in A-1 without architectural and site plan review since it is less than 1,500 square feet, and there is no limit on size of agricultural buildings in A-1 on parcels greater than 8 acres. However, Section 320-26 of the Town Code states that agricultural outbuildings within 500 feet of a residential district require a conditional use permit. With no comment from the public, Commissioner Pipkorn moved to close the public hearing. Commissioner Downey seconded, and the motion passed unanimously.

**4. OLD BUSINESS**

**a. None**

**5. NEW BUSINESS**

**a. Discussion and possible recommendation on a conditional use permit application by Doug & Sue Schnell to construct a 1,134 square foot outbuilding within 500 feet of a residential district on the property located at 2225 Ivy Lane [SW ¼ of Section 5, 35 acres, zoned A-1 Agricultural and C-1 Conservancy]\***

This item continues from item #3a. Chairman Valentine noted no public comments had been received. Following discussion, Commissioner Pipkorn moved the Plan Commission recommend the Board approve the a conditional use permit application by Doug & Sue Schnell to construct a 1,134 square foot outbuilding within 500 feet of a residential district on the property located at 2225 Ivy Lane taking into account the findings noted in the memo as required by Town Code Section 320-51. Commissioner Downey seconded, and the motion passed unanimously.

**6. ADJOURNMENT**

Commissioner Pipkorn moved to adjourn the meeting. Commissioner Wundrock seconded, the motion carried unanimously and the meeting was adjourned at 7:22 p.m.

Respectfully Submitted,  
Eric Ryer  
Assistant Administrator/Clerk