

**TOWN OF CEDARBURG  
SPECIAL PLAN COMMISSION MEETING MINUTES  
December 5, 2018**

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

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Chairman Salvaggio called the special meeting to order at 6:30 pm. The meeting began with the Pledge of Allegiance.

**2. MINUTES OF PREVIOUS MEETING:**

a. None

**3. PUBLIC HEARING**

a. None

**4. OLD 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]\***

Asst. Administrator/Clerk Ryer explained that Greg Zimmerschied has revised his business plan to scale back the anticipated uses, removing business uses. He now plans on growing crops and constructing a building for the related agricultural equipment, and possibly turning the home into a bed and breakfast. Under this new plan, he is seeking to rezone his 10.02 acre property located at 11309 STH 60 from CR-B Countryside Residential B to A-1 Agricultural.

Mr. Zimmerschied reiterated that he wants to pursue agricultural zoning, and has removed the business related activities from his original plan. He also noted adding a turn lane off of STH 60 is cost prohibitive for him. He will continue to lease the farm land, or raise grains himself. He understood that he needs to come back for a conditional use permit if he wishes to operate a bed and breakfast. There was also discussion regarding a nonconforming outbuilding that is too close to the south lot line. Attorney Hoef noted the Commission could recommend approval of the rezone, contingent upon the Zoning Board of Appeals granting a variance to keep the existing outbuilding that is too close to the south lot line.

Following discussion, Commissioner Lechner moved that the Plan Commission recommend the Town Board approve 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, contingent upon him obtaining a variance to keep the south outbuilding. Commissioner Pipkorn seconded, and the motion passed unanimously.

**5. NEW BUSINESS**

a. None

**6. ADJOURNMENT**

Commissioner Pipkorn moved to adjourn the meeting. Commissioner Wittenberg seconded, the motion carried unanimously and the meeting was adjourned at 6:38p.m.

Respectfully Submitted,

Eric Ryer  
Asst. Administrator/Clerk