

**TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
February 15, 2017**

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

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 January 18, 2017 Plan Commission Meeting Minutes*

Commissioner Wundrock moved and Commissioner Pipkorn seconded a motion to approve the minutes from January 18, 2017. The motion passed unanimously.

3. PUBLIC HEARING

a. None

4. OLD BUSINESS

a. Discussion and possible recommendation on proposed Ordinance 2017-1 to rezone land and amend the Zoning Map for certain lands located at 8611 STH 60 from B-3 Business District to M-2 Planned Industrial & Mixed Use District [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]*

After getting favorable direction from the Plan Commission on January 18th, Venture Space has submitted rezone and minor land division applications for the 62.66 acre property located just northwest of the Prochnow landfill property and still within the 5 Corners Business district. Of the 62.66 acres, they are proposing 10.9 acres for storage units, 7.2 acres for commercial condos, 10.9 acres for retail, and selling 33.7 acres to the Town.

Daryl Herrick of 1284 Horns Corners Road was supportive of the proposed project, but would like to have a buffer of some sort on the west end of the development buffering the homes along Horns Corners Road. Mark Acterberg of 1254 Horns Corners Road felt the development could be an enhancement to the property, but would like to be part of the development process and have input. Ken Ostermann 8610 STH 60 echoed the previous sentiment, noting he would like to be part of the process and noted his home is directly across STH 60.

Chairmen Valentine noted the proposed M-2 zoning was a low intensity use. Assistant Admin./Clerk Ryer explained having consistent zoning across the property allowed for each of the proposed uses as either a principal or conditional use. Following discussion, Commissioner Pipkorn moved the Plan Commission recommend approval of Ordinance 2017-1. Commissioner Luedtke seconded, and the motion passed unanimously.

- b. **Discussion and possible recommendation on a minor land division application by Venture Space for 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]***

This item continues from item #4a. Administrator Rhode reviewed how the division would split the existing parcel into four new lots, discussing the intended use for each new lot. Chairman Valentine also noted there is a 150' buffer strip along the west lot line that would not be developed.

Following discussion, Commissioner Downey moved the Plan Commission recommend approval of the minor land division application by Venture Space for the property located at 8611 STH 60. Commissioner Luedtke seconded, and the motion passed unanimously.

5. NEW BUSINESS

- a. **Discussion and possible recommendation on a concept plan application by Cedar Crest Ice Cream to rezone that portion of their property currently M-2 to B-3 Business located at 7359 STH 60 [Owner: A AND J KOHLWEY II LTD PTSHP, NW ¼ Section 22, 1.75 acres, zoned B-3 Business & M-2 Planned Industrial and Mixed Use]***

Tim Kohlwey of Cedar Crest Ice Cream has submitted a concept application to rezone the southern portion of their 1.75 acre property from M-2 to B-3. Currently, the parcel has split zoning; the north portion is zoned B-3 Business, while the south portion is zoned M-2 Planned Industrial & Mixed Use district. They are interested in constructing a freezer warehouse addition, and obtaining one consistent zoning for the entire parcel will allow for amending the conditional use permit as required by Town Code.

Tim Kohlwey noted the project would double the size of the freezer space. The consensus of the Commission was to proceed with the rezone application.

6. ADJOURNMENT

Commissioner Pipkorn moved to adjourn the meeting. Commissioner Downey seconded, the motion carried unanimously and the meeting was adjourned at 7:14 p.m.

Respectfully Submitted,

Eric Ryer
Assistant Administrator/Clerk