

**TOWN OF CEDARBURG  
SPECIAL MEETING OF THE BOARD OF SUPERVISORS  
January 18, 2017**

Present:

David Valentine, Chairman

Tim Rhode, Administrator

David Salvaggio, Supervisor, Seat 2

Eric Ryer, Assistant Administrator/Clerk

Gary Wickert, Supervisor, Seat 3 (via phone)

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

Chairman Valentine called the special meeting to order at 6:44 p.m.

**2. Discussion and possible motion on a Town of Cedarburg Sports Complex to be located on the west half of 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]\***

Venture Space has submitted a concept plan for the 62.66 acre property located just northwest of the Prochnow landfill property and still within the 5 Corners Business district. They are proposing to develop commercial condominiums, self-storage units, retail, and sell a portion of the property to the Town for a possible Sports Complex. Of the 62.66 acres, they are proposing 10.9 acres for the storage units, 7.2 acres for commercial condos, 10.9 acres for retail, and selling 33.7 acres to the Town. They understand a rezoning of the property would be required due to the new and multiple uses.

Administrator Rhode explained the Town Board made an offer to purchase roughly 30 acres of land along STH 60, which was accepted by Venture Space (has the property under contract). A draft CSM was displayed, showing retail directly adjacent to STH 60, two lots on the east side of the CSM, one for mini-storage, one for commercial condos, and the remaining land for a Town sports complex. Mr. Rhode noted the accepted offer to purchase has several contingencies that must be worked through. He suggested moving the item to a Town Committee to accomplish some of the preparation work, noting that while the Town had a Sports Complex Committee in the past, the Town now has a standing Park and Recreation Committee. A development agreement would also be a key piece to this equation, and the Town could work with Venture Space on sharing engineering costs for the property in a mutually beneficial manner. Lastly, he noted that the Town cannot close on their portion of the property until the other parties involved have all of their approvals.

Chairman Valentine suggested the item be shifted to the Park & Recreation Committee for them to address, and staff to work with Venture Space on developing a timeline for the process. Supervisor Salvaggio then made a motion that the Board forward the project to the Park and Recreation Committee to address the plan, removal of contingencies, and staff to work with Venture Space on a project timeline. Supervisor Wickert seconded, and the motion passed unanimously.

**3. ADJOURNMENT**

At 6:55 p.m., Supervisor Salvaggio made a motion that was seconded by Supervisor Wickert to adjourn. The motion passed unanimously.

Respectfully Submitted,

Eric Ryer, Assistant Administrator/Clerk