Meeting:	**Plan Commission**
Place:	1293 Washington Ave., Cedarburg
Date/Time:	August 19, 2026 / 7:00PM*
Web Page:	www.townofcedarburgwi.gov
Posted:	August 14, 2026

*This meeting is also available remotely online. For remote access, email sjacoby@townofcedarburgwi.gov for information.

Chairman	David Salvaggio	Administrator	Eric Ryer
Plan Commissioner	Kerry Carmichael	Town Attorney	Brad Hoeft
Presiding Commissioner	Don Borgwardt	Director of Public Works	Adam Monticelli
Plan Commissioner	Tom Gaertig	Director of Parks & Recreation	Paul Jungbauer
Plan Commissioner	Larry Lechner	Town Treasurer	Katie LeBlanc
Plan Commissioner	Steve Wolf	Consulting Planners	Cedar Corp. / Stantec
Plan Commissioner	Anne Lewandowski	Asst. Administrator/Clerk	Sara Jacoby
		Town Engineer	Troy Hartjes, raSmith

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

2. **MINUTES OF PREVIOUS MEETINGS**
   a. Approval of July 15, 2026 Plan Commission Meeting Minutes*

3. **PUBLIC HEARING**
   a. Public hearing to take comment on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road **[NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]**
   b. Public hearing to take comment on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive **[SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]**

4. **OLD BUSINESS**
   a. None

5. **NEW BUSINESS**
   a. Discussion and possible recommendation on an architectural and site plan review for the construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road **[NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]***
   b. Discussion and possible recommendation on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road **[NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]***
   c. Discussion and possible recommendation on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive **[SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]***
   d. Discussion and feedback regarding a concept plan for a minor land division by Laura Stroebel (applicant) for property located at 7918 Pleasant Valley Road **[Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]***

6. ADJOURNMENT

*At the Plan Commission's discretion, the Commission may take comment from the public

Note: A quorum of Town Board of Supervisors may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board will be taken at this meeting.

TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
July 15, 2026

Present: David Salvaggio (Via Zoom), Presiding Commissioner Don Borgwardt, Larry Lechner, Kerry Carmichael, Tom Gaertig, Anne Lewandowski
Also Present: Eric Ryer, Administrator, Sara Jacoby, Assistant Administrator/Clerk, Amanda Schaefer, Consulting Planner, Troy Hartjes, Town Engineer
Excused: Steve Wolf

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Presiding Commissioner Borgwardt called the regular meeting to order at 7:00 pm. The meeting began with the pledge of allegiance.

2. MINUTES OF PREVIOUS MEETINGS

a. Approval of June 17, 2026 Plan Commission Meeting Minutes*

Commissioner Gaertig made a motion to approve the meeting minutes from June 17, 2026. Commissioner Carmichael seconded the motion, and it passed unanimously.

3. PUBLIC HEARING

a. Public hearing to take comment on a pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road [SE 1/4 SEC 35, 9.85 acres, zoned E-1 Estate District & C-1 Conservancy, owners Ryan & Elizabeth Sberna]

Commissioner Lechner made a motion to open the public hearing at 7:03pm. Commissioner Lewandowski seconded, and the motion carried unanimously.

With no comment from the public, Commissioner Lechner made a motion to close the public hearing. Commissioner Carmichael seconded, and the motion carried unanimously. The Public Hearing closed at 7:03.

4. OLD BUSINESS

a. Discussion and possible recommendation on a preliminary plat for a major land division by Charlie Hutchinson for Horns Corners Preserve for property located at 461 Horns Corners Road [Owner: Horns Corners Preserve, LLC, NE ¼ Sec. 32, 7.46 acres, zoned R-2 Single-Family Residential District]*

The applicant is requesting approval of a preliminary plat that includes six buildable lots and one outlot on a 7.46 acre parcel zoned R-2 Single-Family residential just north of the Greystones neighborhood. The access to the site would be off Horns Corners Road. The subdivision is proposed to be serviced by a new private shared driveway. There is no proposed rezoning required for this project. Concept review took place at the August 27, 2025, Special Plan Commission Meeting, where the applicant received unanimous, positive feedback on the initial concept plan design. Plan Commission discussed the preliminary plat at their June 17th meeting, requesting the applicant address engineering comments, revise the private shared driveway width to 20' wide per the Fire Department, submit a landscaping plan for the planting strip, work to eliminate the retaining walls if possible, and return to Plan Commission in July. Of note is State Statute which requires the Town to approve, conditionally approve, or reject the preliminary plat within 90 days after submission, unless the subdivider agrees to an extension. Working from a May 20th submittal date, the 90-day period appears to be August 18th. The August Board meeting is August 3rd, so that remains within that time window.

DRAFT

Consulting Planner Schaefer summarized the application and outstanding punch list items. Engineer Hartjes discussed the findings of his engineering letter and comments, and did not believe his comments should delay the application from proceeding to the Town Board.

Commissioner Lechner made a motion the Plan Commission recommend the Town Board approve the preliminary plat for a major land division by Charlie Hutchinson for Horns Corners Preserve for property located at 461 Horns Corners Road.

Commissioner Lewandowski requested the motion be amended to include the six conditions listed in the staff report and found below be addressed for the Town Board meeting. Commissioner Lechner amended his motion to include that addition.

1. All Staff Report outstanding punch list items are resolved and legal documents are approved by the Town Attorney. The legal instruments must be clear in that they reference a private shared driveway, not a private road.
2. Mailbox location shown.
3. Submittal of financial security acceptable to the Town for the public ROW improvements; estimated at $5,500.
4. All necessary permits must be secured from the proper entities.
5. All Objecting and Approving agency questions, comments, and/or concerns are resolved.
6. If the developer cannot address all comments and resubmit by July 20th, staff recommends the developer agree to an extension of the timeline to allow for that work to be completed and submitted, Town review to be completed, and return to a future Town Board agenda.

Commissioner Gaertig seconded the amended motion, which carried unanimously. The developer verbally indicated he would agree to an extension of the application timeline should updated materials not be ready for the August Town Board meeting.

b. Verbal update on the Zoning Code Update project

Administrator Ryer reported that the draft of the new Zoning Code has been forwarded to Town Legal for review. Once review is completed, the next steps include an open house for public comment, required public notice and hearing, and adoption of the Zoning Code. The details of the process will be verified, with the preference of the Plan Commission to complete the update in the most efficient manner possible.

5. NEW BUSINESS

a. Discussion and possible recommendation on a pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road [SE 1/4 SEC 35, 9.85 acres, zoned E-1 Estate District & C-1 Conservancy, owners Ryan & Elizabeth Sberna]*

Ryan and Lyzz Sberna have submitted an application seeking approval of a pond permit for a new 0.4 acre man-made recreational pond used mainly for fishing and swimming on a 9.85-acre parcel located at 156 Green Bay Road. The property is zoned E-1 Estate and C-1 Conservancy and is designated as Historic District - Hamilton on the Comprehensive Plan Future Land Use Map, which allows for E-1 zoning. The application was reviewed with the Landmarks Chair, Town staff, and the Wisconsin State Historic Preservation Office regarding evaluation criteria and Town precedent related to pond projects that did not appear before the Landmarks Commission. After review and confirmation with the Town Attorney, it has been determined that this pond does not have to appear as an item in front of the Landmarks Commission.

Engineer Hartjes noted the plan set had one change of which the Commission should be aware; some fill was removed, which would reduce the overall fill impact on the site. He also noted the pond is dug into the ground, with no embankment. He noted it would not serve as a stormwater

pond, and that it would be filled with an existing well and garden hose. He also clarified that it was his recommendation that a stormwater maintenance agreement was not needed in this instance since it is not a stormwater pond, and considering the smaller size of the pond.

It was noted John Bishop of 243 Hamilton Road submitted a written comment stating not to object but rather to be complimentary regarding the erection of a pond at 156 Green Bay Road.

Commissioner Gaertig made a motion the Plan Commission recommend the Town Board approve the pond permit application by Ryan Sberna for the construction of an approximate 0.4 acre man-made recreational pond mainly for fishing and swimming located at 156 Green Bay Road, contingent on the completion of the following punchlist items:

1. Erosion control and stormwater permits shall be obtained from the Town. A maintenance agreement is not recommended in this instance.
2. Resolve all engineering comments in the attached engineering letter.
3. Provide copies of the following to the Town prior to construction commencing: Notice of Intent from Wisconsin DNR (greater than 1 acre of disturbance); Chapter 30 Permit from DNR (working within 500' of a navigable waterway). Note the applicant already recognized this and said this permit is required. A shoreland zoning permit from the County has already been obtained and provided.
4. An as-built survey must be provided to the Town upon completion of construction for the Town Engineer or Director of Public Works to verify construction compliance with the approved plans.

Commissioner Lechner seconded, and the motion carried unanimously.

6. ADJOURNMENT

Commissioner Lechner made a motion to adjourn at 7:35 pm. Commissioner Carmichael seconded and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk

DRAFT

Meeting Date: 8/19/2026
Agenda Items: # 3a, 5a,b

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Planner, Eric Ryer, Administrator

MEMO WRITTEN: August 3, 2026

SUBJECT:

Agenda Item # 3a: Public hearing to take comment on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road **[NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]**

Agenda Item # 5a: Discussion and possible recommendation on an architectural and site plan review for the construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road **[NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]***

Agenda Item # 5b: Discussion and possible recommendation on an application by Michael and Stacey Oppermann to amend their existing conditional use permit for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district; the amendment would add up to two additional employees, and include the demolition of an existing structure and construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road **[NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]***

BACKGROUND INFORMATION	
Project Name	Oppermann CUP Amendment/Arch. & Site Plan Review
Applicant Name	Michael & Stacey Oppermann
Size of Parcel	16.48 acres
Existing Zoning	A-1 (no change requested)
Abbreviated Legal	NW ¼ of Sec. 17
Future Land Use Map Designation	Rural Neighborhood – Countryside Allows: **A-1,** A-2, C-1, P-1, E-1, CR-A & CR-B, M-3

ADJACENT LAND USE/ZONING MATRIX		
Direction	*Land Use*	*Zoning*
North	Agricultural	A-1
South	Agricultural, Conservancy	A-1, C-1
East	Agricultural, Conservancy	A-1, C-1
West	Residential	R-2

ZONING REQUIREMENTS	*Provided*	*Required*
	A-1	**A-1**
Minimum Lot Size	16.48 acres	5 acres
Minimum Lot Width	922.69'	300'
Min. Street Building Setback	~35' existing home 114' proposed outbuilding	75' home 100' outbuilding
Minimum Side Yard	>100' home 751' proposed outbuilding	25' home 100' outbuilding
Minimum Rear Yard	>100' home 398' proposed outbuilding	25' home 100' outbuilding

BACKGROUND

Michael and Stacey Oppermann have submitted an application to amend their conditional use permit (CUP) from 2012. They intend to continue operating a horse riding and boarding stable on their 16.48 acre property zoned A-1 located at 10529 Cedar Creek Road and to have agricultural buildings and high-density animal enclosures within 500 feet of any residential district; see the attached maps for the location. Stacey is a professional trainer and competitor with decades of experience in the hunter/jumper discipline and in United States Equestrian Federation (USEF) sanctioned competition.

The applicant is appearing before the Plan Commission for three reasons at this time:

1. Their existing CUP specifies one non-resident employee. They are looking to increase that number to up to three employees.
2. The demolition of an existing agricultural building, which would be replaced with a new 9,600 square foot indoor riding arena (requires architectural and site plan review). Their existing CUP also requires Plan Commission and Town Board approval for any new building.
3. The agricultural building is within 500 feet of a residential district (requires conditional use permit review process; this is addressed as well in their existing CUP).

Exterior plans and elevations are attached. The building would be white with grey accents.
The following is an analysis of the application and issues.

EXECUTIVE ANALYSIS

1. **Zoning/Setbacks**

   The current zoning of the 16.48 acre parcel is A-1. There is no limit on the number of horses that are allowed in the A-1 district. Town Code allows for grazing, pasturage, and stables in the A-1 district as a principal use, however, the current use is commercial in nature. Several of the buildings are currently considered existing nonconforming as they do not meet setbacks. In the A-1 district, there is no limit on the square footage allowed for nonresidential buildings on lots eight acres or greater, so the property is allowed unlimited agricultural building space.

   Section 320-25 G. (2) requires that: "Any individual building, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval and site plan approval by the Plan Commission and the Town Board." Their existing CUP also includes a condition that would allow the Oppermanns to have agricultural buildings and high-density animal enclosures within 500 feet of any residential district.

2. **Business Summary**

   The applicant has offered the following information in their narrative:

   Background of Cedar Creek Equestrian Center LLC

   Cedar Creek Equestrian Center LLC ("Cedar Creek") is a family-owned hunter/jumper training, lesson, and boarding facility located on approximately 16.48 acres of A-1 zoned agricultural land in the Town of Cedarburg. The facility has been in operation since 2012 and is owned and operated by Stacey and Michael Oppermann. Stacey is a professional trainer and competitor with decades of experience in the hunter/jumper discipline and in United States Equestrian Federation (USEF) sanctioned competition.

Cedar Creek's mission is to provide safe, high-quality equestrian education, professional horse training, competition coaching and show support, and full-care boarding for riders and horse owners of all ages. The training, competition, and boarding programs are the foundation of the operation: well-schooled horses and consistent daily care are what make the lesson and team programs possible, and Cedar Creek riders regularly compete at national-level United States Equestrian Federation (USEF)-sanctioned hunter/jumper shows as well as Interscholastic Equestrian Association (IEA) events throughout the region. The operational core of Cedar Creek is its full-care boarding and professional training program: daily care, turnout, and progressive training for privately owned horses, together with a string of Cedar Creek-owned school horses. This program supports every other activity at the facility. Beyond boarding and training, the facility is home to two organized programs that distinguish it from a typical boarding stable:

- Team Cedar Creek, an Interscholastic Equestrian Association (IEA) Hunt Seat team (Zone 5, Region 9) serving middle school and high school riders from the surrounding communities.
- A structured, tuition-based lesson program for youth and adult riders, operated on an enrolled-student model rather than drop-in lessons, which keeps scheduling predictable and traffic consistent.

In addition, the owner operates the Collegiate Equestrian Fund Inc., a Wisconsin 501(c)(3) nonprofit organization whose mission is to support equestrian sport and the infrastructure that sustains it.

The IEA format is specifically designed to make equestrian sport accessible: riders compete on horses provided by the host facility rather than owning their own, which lowers the financial barrier to entry and makes well-schooled lesson horses and reliable facilities essential to the program's success.

Current Intent: Proposed Changes and Purpose
Cedar Creek requests approval to construct an indoor riding arena of approximately 60' x 160' on the existing farm parcel, together with any associated site work (grading, stormwater management, and gravel access consistent with existing farm drives).

Why the arena is needed
- Rider & horse safety: Wisconsin weather makes outdoor riding unsafe or impossible for a substantial portion of the year due to frozen, icy, or deeply muddy footing. An indoor arena provides consistent, safe footing year-round and eliminates weather-related cancellations for youth lessons and team practices.
- Continuity of youth programming: The IEA season runs through the fall, winter, and early spring — precisely the months when outdoor riding in Wisconsin is least feasible. The arena allows Team Cedar Creek to practice consistently through its competition season.
- Horse welfare: Consistent, controlled exercise on engineered footing supports the health and soundness of the horses, including older school horses and horses with managed medical conditions.
- No change in use: The arena supports the facility's existing, established equestrian use. It does not introduce a new use, expand the number of horses kept on the property beyond current capacity, or materially change traffic patterns.
- Aging structure and recurring flooding: The facility's current riding area is decades old (unable to find the original construction date) and sits low relative to the surrounding grade, so heavy rain and spring snowmelt regularly leave standing water and saturated footing. During these periods the arena is unsafe and effectively unusable, forcing lessons and practices to be canceled. A properly sited and graded indoor arena resolves the drainage problem and provides a reliably usable riding surface year-round.

The arena project is supported in part by the Collegiate Equestrian Fund Inc., consistent with the nonprofit's mission of investing in durable equestrian infrastructure in southeastern Wisconsin. The proposed structure will be an agricultural-style building consistent in character with existing farm buildings in the Town of Cedarburg.

Plan of Operation – Past and Present

Hours of Operation

Barn chores (feeding, turnout, stall cleaning) occur daily, generally between 7:30 a.m. and 6:00 p.m. Lessons and training rides take place primarily on weekdays (approximately 10:00 a.m. and 8:00 p.m.) and on weekend mornings and afternoons (approximately 9:00 a.m. and 4:00 p.m.). Because the lesson program is enrollment-based rather than drop-in, the weekly schedule is fixed and predictable; there is no walk-in retail component and no public open hours.

Staffing

Cedar Creek is owner-operated. Staff consists of the owner/head trainer, assistant coach Katie Hundley, and approximately **1** employee who assists with barn chores. Peak on-site staffing at any one time will typically be **2 -3** people.

Animals on the Property

The facility currently houses approximately 25 horses, comprising school horses owned by Cedar Creek, horses donated to the nonprofit, and privately owned boarded horses. The property's stabling capacity is 27 stalls. Horses are turned out daily in fenced pastures and paddocks. The property is also home to the owner's dogs, including a livestock guardian breed (Great Pyrenees mix). No other livestock species are kept commercially.

Programs and Services

- Riding lessons: structured, tuition-based instruction in hunt seat equitation for enrolled students, taught by the owner and assistant coach. School horses are capped at conservative jumping heights (2'0") under a written facility policy, reflecting the barn's emphasis on safety and horse welfare.
- Horse training and boarding: full-care boarding and professional training for privately owned horses.
- IEA team: Team Cedar Creek practices at the facility on a weekly schedule during the school year.
- Summer horse camp: daytime youth camps during summer weeks (2 camp sessions totaling 8 days), with written medical consent and safety protocols for all participants.
- Educational clinics: periodic instructional clinics led by the owner or visiting professionals, covering topics such as riding technique, horsemanship, and horse care for enrolled students and invited riders. Clinics are scheduled daytime events that use existing facilities and generate no additional routine traffic.

Special Events

The facility hosts occasional scheduled events. Events are daytime activities, held 1-2 times per year, with parking accommodated entirely on site. No amplified outdoor sound systems, carnival-type activities, or overnight public gatherings occur on the property.

Traffic and Deliveries

Daily traffic consists of lesson families and boarders arriving on the fixed lesson schedule, typically 5 vehicles per day spread across the afternoon and evening. Deliveries of hay, grain, and bedding occur weekly or monthly and are logged by the facility. Delivery vehicles are standard farm trucks and trailers; no semi-tractor traffic is generated on a routine basis.

Manure Management

Stalls are cleaned daily. Manure and soiled bedding are stored in a designated covered concrete-pad storage area in compliance with Wisconsin's agricultural standards. Manure is removed by a local farmer as needed and spread on cropland in accordance with accepted agricultural practices. This practice is consistent with Ozaukee County and Town of Cedarburg standards for agricultural operations and has generated no complaints. Fly and odor control are managed through daily cleaning, prompt removal, and feed-through fly control.

Site, Lighting, and Noise

The property operates as a quiet agricultural use. Exterior lighting is limited to 1 light at the front door, a motion sensor light in the driveway, and 1 barn light at the south end of the building for safety during evening chores. The proposed arena will use interior LED lighting only. Noise generated by the

operation is limited to ordinary farm activity; indoor lessons will further reduce outdoor activity noise during winter months.

Plan of Operation – Future
With the expansion of the indoor arena, Cedar Creek's operation will remain substantially the same in character and scale. Specifically:

- Hours of operation will not change. The arena shifts existing lessons and practices indoors during inclement weather; it does not add new time blocks or late-night activity.
- The number of horses on the property will remain in compliance with our current conditional use permit. The arena is a riding space, not additional stabling.
- Traffic will remain on the existing fixed lesson schedule. Year-round consistency may modestly smooth traffic across the calendar (fewer weather cancellations and reschedules), but daily volumes will not materially increase.
- Manure management, deliveries, and turnout practices will continue unchanged.
- Special events will continue at their current modest frequency.

Longer term, Cedar Creek and the Collegiate Equestrian Fund Inc. intend for the facility to serve as a stable home base for equestrian sport in southeastern Wisconsin, ensuring that the youth riders of Team Cedar Creek and the broader lesson community have reliable, safe, year-round access to the sport.

Summary
Cedar Creek Equestrian Center LLC is an established, well-managed equestrian operation consistent with the agricultural character of the Town of Cedarburg. The proposed indoor arena supports the facility's existing use, improves safety for the children and young adults who ride here, protects the welfare of the horses, and strengthens a nonprofit-supported youth equestrian program that serves the broader region. The operation's hours, animal numbers, staffing, traffic, and land management practices will remain consistent with its established history. We respectfully request the Town's approval and welcome any questions or conditions the Plan Commission wishes to discuss.

3. **Shoreland Zoning / Wetlands / Review by County Highway Department**
Attached is a shoreland/floodplain map. Nick Mikkelson at Ozaukee County Land & Water Management confirmed a shoreland permit will be required, and has been issued. Applicable permits would need to be pulled for any future construction projects. Also, any development within 500 feet of an existing or proposed state or county trunk highway right-of-way and within 1/2 mile of an existing or proposed interchange or turning lane must be specifically reviewed by the highway agency that has jurisdiction over the trafficway; staff sent a request for a review by Ozaukee County (Highway Commissioner Jon Edgren) who replied and said, "Given no significant changes to the operations, the Ozaukee County Highway Department has no objections or comments to the proposed application at this time."

4. **Building Location**
The building is proposed to replace an existing structure, with the location shown on the attached drawing. It will be located just south of the existing barn and just west of the existing shed.

5. **Waste Disposal / Bathroom**
Per the applicant, stalls are cleaned daily. Manure and soiled bedding are stored in a designated covered concrete-pad storage area in compliance with Wisconsin's agricultural standards. Manure is removed as needed and spread on cropland in accordance with accepted agricultural practices. This practice is consistent with Ozaukee County and Town of Cedarburg standards for agricultural operations and has generated no complaints. Fly and odor control are managed through daily cleaning, prompt removal, and feed-through fly control. The applicant noted there is an ADA restroom located on the west side of the building near the arena entrance.

6. **Signage**
The Oppermanns do not currently have any signage and have no plans to install one. The CUP has included a condition in the CUP that would allow them one sign that meets Town Code.

7. **Employees**
   The Oppermann's would like to add up to two non-resident employees.

8. **Parking / Lighting / Landscaping**
   There are no changes proposed to the parking. The Plan Commission could inquire about if additional parking should be required for the two additional employees. The employee parking is in the main lot; there isn't a designated area for employees; the applicant noted the employee is rarely here at the same time as clients. If he is here when clients are here, he parks near the garage or house. The current driveway material is gravel, with no plans to pave. Town Code notes that all off-street parking areas for more than 10 vehicles shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 4,000 pounds (normally, a two-inch blacktop on a four-inch base of five inches of Portland cement will meet this requirement). **However, compacted stone or gravel may be used with the approval of the Town Board.**

   The applicant noted the horse trailer is parked on the west side of the garage and is partially concealed by a tree. Now that the garage is complete, they will be doing some landscaping and can add a privacy fence or bushes to further conceal the trailer if needed. The applicant noted no client trailers are permitted. They no longer have a semi-trailer parked on site. There does appear to be a dumpster located near the intersection of Granville and Cedar Creek Road.

   Aside from one existing light on each end of the barn, there are no exterior lights and no plans for future lighting of the outdoor riding area.

9. **Hours**
   There is no proposed change to the hours of operation.

10. **Comprehensive Plan Consistency**
    This application requests a use that is currently allowed as a conditional use in A-1 zoning and would remain consistent with the Town Comprehensive Plan.

PUBLIC COMMENT

As with all conditional use permit applications, two types of public notice were issued: 1) the owners of record situated within 1,000 feet of the boundaries of the applicant's property were sent a notice postmarked at least 10 days prior to the date of consideration by the Plan Commission, 2) a Class two notice appeared in the News Graphic. Staff has not received any written comment to date.

ARCH. & SITE PLAN REVIEW

Since the accessory building is greater than 1,500 square feet, it must go through an architectural and site plan review, as § 320-25. G. (2) explains below.

> "Any individual building, being newly constructed, that is greater than 1,500 square feet shall be subject to architectural design approval and site plan approval by the Plan Commission and the Town Board."

ACTION REQUESTED

Staff is requesting the Plan Commission hold a public hearing and come back to the matters. The Plan Commission could then consider recommendations via separate motions on:

1. A recommendation to approve the proposed architectural and site plan review for the construction of the new 9,600 square foot structure on the property located at 10529 Cedar Creek Road, taking into account the principles and standards.

   Site plan review principles and standards. The Plan Commission and Town Board shall review the site, existing and proposed structures, neighboring uses, landscaping, and the proposed use. The Town Board may approve said site plans only after determining that:

(a) The proposed use(s) conforms to the uses permitted.
(b) The dimensional arrangement of buildings and structures conforms to the required area, yard, setback, and height restrictions of this chapter.
(c) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.
(d) Consideration should be given to preserving the natural features of the landscape where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.
(e) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.

Architectural review principles and standards. To assist the Plan Commission and Town Board in the architectural review of outbuildings under this section, the following review principles, criteria and procedures are established:

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new outbuildings are built or when existing outbuildings are remodeled or altered.
(b) Building rooflines and roof shapes. Building roof lines and roof shapes shall be complementary to the existing or surrounding buildings.
(c) Materials. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is not aesthetically complementary to other surrounding buildings.
(d) Building location. Consideration shall be given to siting a building in a manner which would not unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

2. **A recommendation to approve a conditional use permit amendment** for the operation of a horse boarding facility, riding and lessons, and to construct a 9,600 square foot indoor riding arena as an agricultural building/high density animal enclosure within 500 feet of a residential district and employ up to three nonresident employees. **The Commission could include a recommendation to allow a gravel driveway as opposed to paving the driveway.** As cited in Section 320-51 of the Town Code, no application for a conditional use shall be granted by the Town Board unless the Board shall find that **all of the following conditions are present**:

   (1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

   (2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

   (3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.

   (4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

An amended CUP would be drafted for the Town Board meeting based on the Plan Commission recommendation.

In concerns arise, additional conditions may be required by the Town to address them (recommended by the Plan Commission). Applicable conditions in this instance could include landscaping, lighting, fencing, planting screens, signs, operation control, hours of operation, and increased yards or parking requirements that may be required by the Town Board upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

ATTACHMENTS

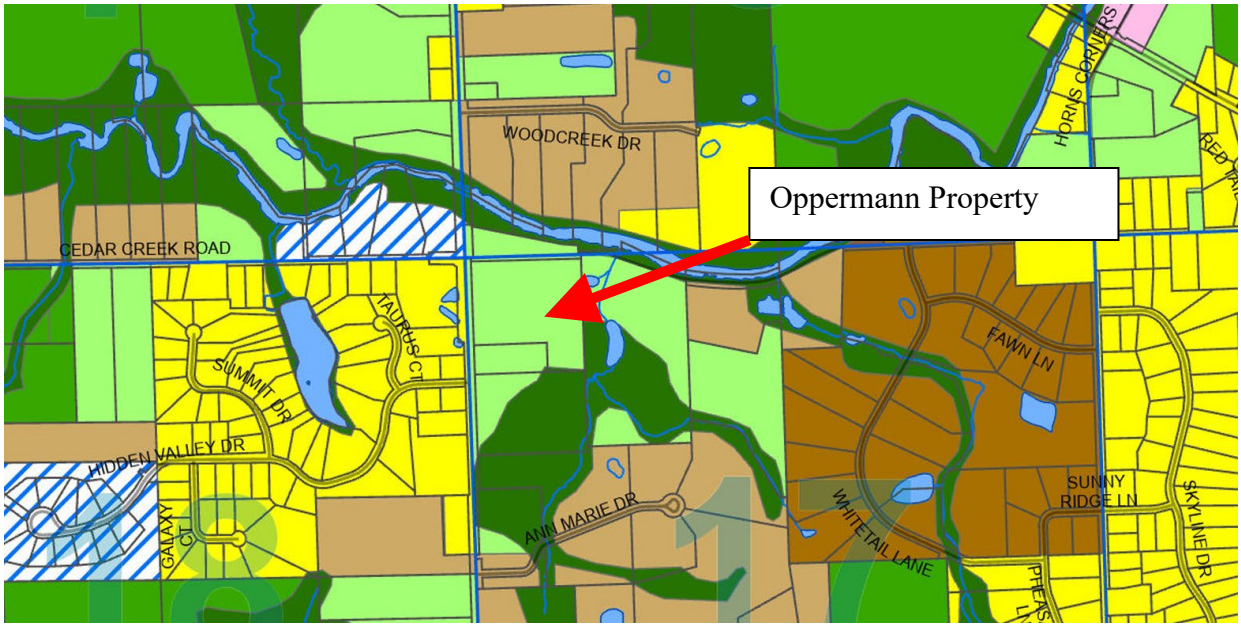
I. Zoning Map / Site Photos / Shoreland zoning map
II. Existing CUP
III. Application Materials

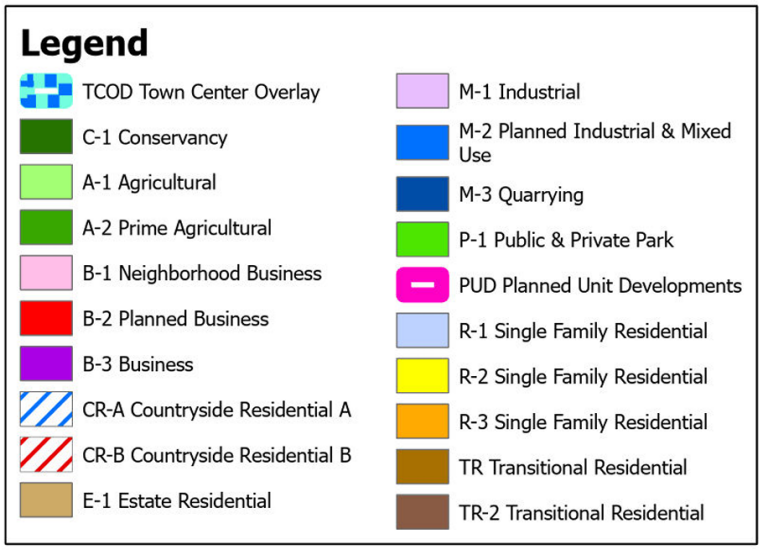
COPIES MAILED/E-MAILED TO

I. Stacey Oppermann: Stacey@cedarcreekfarms.us

Action	Date	Status
Post Cards Mailed for CUP 1,000'	7-28-26	Mailed
CUP Public Notice in News Graphic	8-4 & 8-11-26	Published
Plan Commission meeting & public hearing	8-19-26	This Meeting
Town Board meeting & possible decision	-	-

ATTACHMENTS





Photos



Above: approaching the buildings looking northeast.



Above: looking south from Cedar Creek Road.



Above: looking south from Cedar Creek Road.



Above: looking east from Granville and Cedar Creek Road.

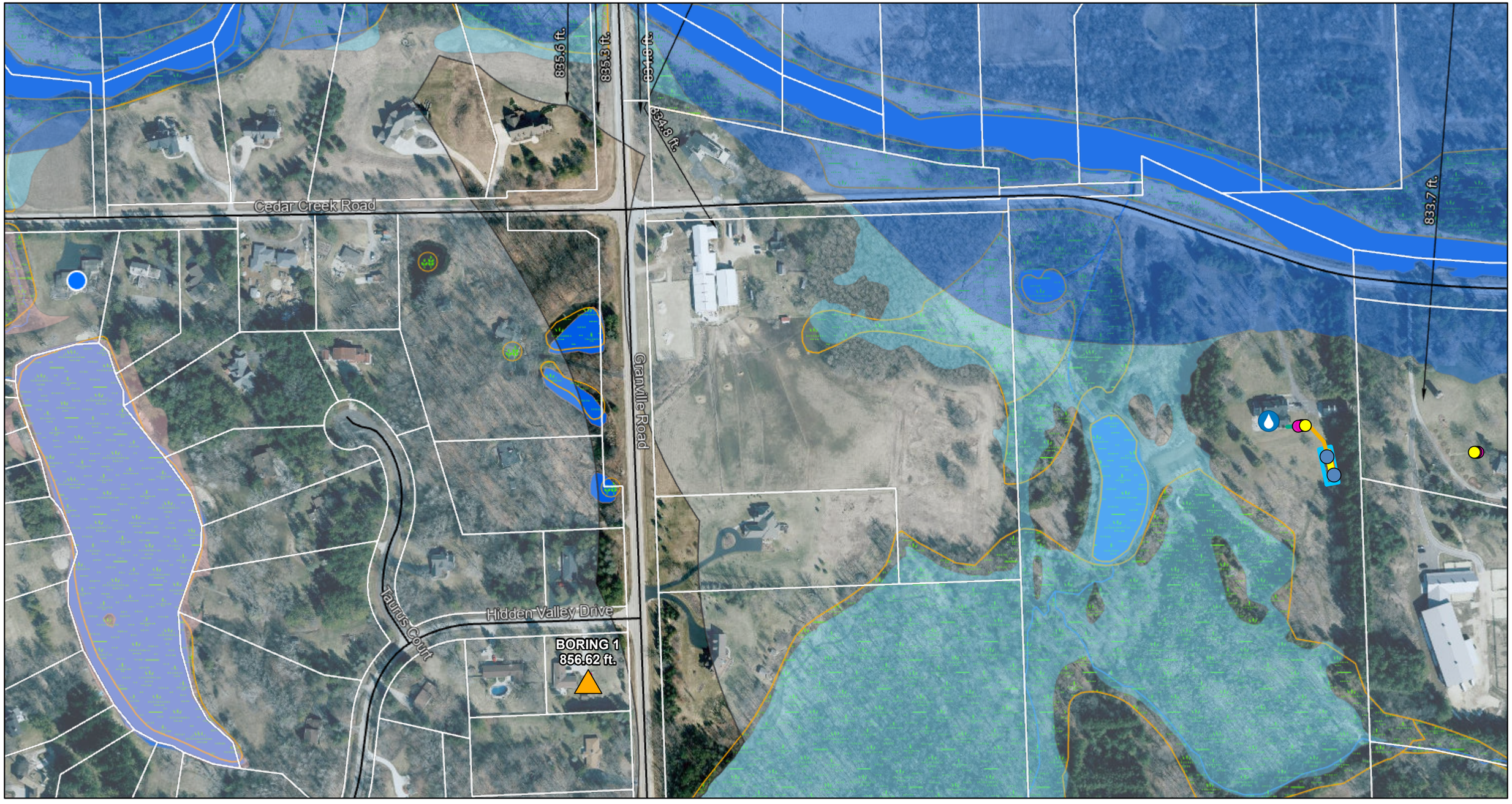


Above: corner of CTH Y and Cedar Creek Road looking northeast.



Above: view of south pasture looking southeast.

Shoreland Map



8/3/2026, 3:53:53 PM

1:2,911

0 200 400 800 ft

0 60 120 240 m

Ozaukee County

- Soil Borings
- PC Cover
- ST Cover
- Wells
- Observation Pipe
- Bldg. Sewer
- Distribution Pipes
- Effluent Line
- Forcemain
- Installation Contour
- Header Manifold
- POWTS Perimeter
- Dispersal Cell
- Tanks

Local Roads

- Local

- Parcels
- LOMA 2024

Cross Section Line

- NOT LETTERED, MAPPED; LETTERED, MAPPED
- Shoreland Buffer Outline

Flood Hazard Zone

- A, Unstudied Floodplain
- AE & VE Floodway
- AE, VE, & AO, Floodplain

- Wetland Inventory
- Wetland Points
- Shoreland Buffer
- Hydro Polygon

Hydro Lines

- NO
- YES

TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

Mailing Address
1293 Washington Avenue
Cedarburg, WI 53012
Telephone: 262-377-4509
Facsimile: 262-377-0308

CONDITIONAL USE PERMIT

This Conditional Use Permit is granted to Michael and Stacey Oppermann for the property described as 10529 Cedar Creek Road in the NW ¼ of Section 17 in the Town of Cedarburg, Ozaukee County, Wisconsin, for the operation of a horse boarding facility, riding and lessons, and to have to have agricultural buildings and high-density animal enclosures within 500 feet of a residential district. The Conditional Use Permit is granted with the following conditions:

1. The Conditional Use Permit shall be issued to Michael and Stacey Oppermann only for the property described as 10529 Cedar Creek Road and does not transfer to future property owners or tenants of 10529 Cedar Creek Road.
2. The Conditional Use Permit allows the Oppermanns to have agricultural buildings and high-density animal enclosures within 500 feet of a residential district.
3. The maximum number of horses that can be boarded at one time is 35.
4. The business may provide riding lessons, training, and up to four clinics per year. No horse shows shall be held.
5. Any new buildings will require Plan Commission and Town Board approval, as well as applicable County and WDNR approvals.
6. Regular outside storage shall be limited to four horse trailers and one semi-trailer not owned by the Oppermanns. Trailers and storage vehicles shall not be parked so as to be in view of traffic along CTH Y or Cedar Creek Road. Additional horse trailers and storage vehicles not owned by the Oppermanns may be on the property for lessons, training and clinics for the applicable day only but must be parked on the Oppermanns property. Other farm equipment and personal vehicles must be stored inside.
7. This permit allows one sign for the property that must meet Town Code; a sign permit must be obtained for any such sign.
8. No parking shall be permitted on Cedar Creek Road or CTH Y related to the operation of this business. One paved parking space must be provided for the physically disabled per Wisconsin State Code.
9. No voice magnification devices shall be used outside.
10. Outside lighting on the north side of buildings shall be turned off no later than one hour after closing daily.
11. The Oppermanns must provide one ADA compliant toilet facility as required by Wisconsin State building code.
12. Any onsite dumpsters must be completely screened by evergreen vegetation or a wooden enclosure by November 1, 2012. Dumpster(s) may only be emptied during the hours of 9am-5pm Monday-Friday.
13. There shall be no long-term storage of manure onsite. The storage of all manure must comply with Ozaukee County and WDNR environmental regulations.
14. The hours for outside training, riding lessons and clinics shall be limited to 8:00 a.m. - 8:00 p.m. Monday- Sunday.
15. There will be one non-resident employee associated with the business.

BY ORDER OF THE TOWN BOARD, TOWN OF CEDARBURG, September 5, 2012.

Issued this 7th day of September, 2012, by Jim Culotta

Jim Culotta
Town Administrator

Accepted this 5 day of September, 2012, by

Stacey Oppermann
10529 Cedar Creek Road

APPLICATION NARRATIVE

Cedar Creek Equestrian Center LLC

10529 Cedar Creek Rd Cedarburg, WI 53012

1. Background of Cedar Creek Equestrian Center LLC

Cedar Creek Equestrian Center LLC ("Cedar Creek") is a family-owned hunter/jumper training, lesson, and boarding facility located on approximately 16.48 acres of A-1 zoned agricultural land in the Town of Cedarburg. The facility has been in operation since 2012 and is owned and operated by Stacey and Michael Oppermann. Stacey is a professional trainer and competitor with decades of experience in the hunter/jumper discipline and in United States Equestrian Federation (USEF) sanctioned competition.

Cedar Creek's mission is to provide safe, high-quality equestrian education, professional horse training, competition coaching and show support, and full-care boarding for riders and horse owners of all ages. The training, competition, and boarding programs are the foundation of the operation: well-schooled horses and consistent daily care are what make the lesson and team programs possible, and Cedar Creek riders regularly compete at national-level United States Equestrian Federation (USEF)-sanctioned hunter/jumper shows as well as Interscholastic Equestrian Association (IEA) events throughout the region. The operational core of Cedar Creek is its full-care boarding and professional training program: daily care, turnout, and progressive training for privately owned horses, together with a string of Cedar Creek-owned school horses. This program supports every other activity at the facility. Beyond boarding and training, the facility is home to two organized programs that distinguish it from a typical boarding stable:

- Team Cedar Creek, an Interscholastic Equestrian Association (IEA) Hunt Seat team (Zone 5, Region 9) serving middle school and high school riders from the surrounding communities.
- A structured, tuition-based lesson program for youth and adult riders, operated on an enrolled-student model rather than drop-in lessons, which keeps scheduling predictable and traffic consistent.

In addition, the owner operates the Collegiate Equestrian Fund Inc., a Wisconsin 501(c)(3) nonprofit organization whose mission is to support equestrian sport and the infrastructure that sustains it.

The IEA format is specifically designed to make equestrian sport accessible: riders compete on horses provided by the host facility rather than owning their own, which lowers the financial barrier to entry and makes well-schooled lesson horses and reliable facilities essential to the program's success.

2. Current Intent: Proposed Changes and Purpose

Cedar Creek requests approval to construct an indoor riding arena of approximately 60' x 160' on the existing farm parcel, together with any associated site work (grading, stormwater management, and gravel access consistent with existing farm drives).

Why the arena is needed

- Rider & horse safety: Wisconsin weather makes outdoor riding unsafe or impossible for a substantial portion of the year due to frozen, icy, or deeply muddy footing. An indoor arena provides consistent, safe footing year-round and eliminates weather-related cancellations for youth lessons and team practices.
- Continuity of youth programming: The IEA season runs through the fall, winter, and early spring — precisely the months when outdoor riding in Wisconsin is least feasible. The arena allows Team Cedar Creek to practice consistently through its competition season.
- Horse welfare: Consistent, controlled exercise on engineered footing supports the health and soundness of the horses, including older school horses and horses with managed medical conditions.
- No change in use: The arena supports the facility's existing, established equestrian use. It does not introduce a new use, expand the number of horses kept on the property beyond current capacity, or materially change traffic patterns.
- Aging structure and recurring flooding: The facility's current riding area is decades old (unable to find the original construction date) and sits low relative to the surrounding grade, so heavy rain and spring snowmelt regularly leave standing water and saturated footing. During these periods the arena is unsafe and effectively unusable, forcing lessons and practices to be canceled. A properly sited and graded indoor arena resolves the drainage problem and provides a reliably usable riding surface year-round.

The arena project is supported in part by the Collegiate Equestrian Fund Inc., consistent with the nonprofit's mission of investing in durable equestrian infrastructure in southeastern Wisconsin. The proposed structure will be an agricultural-style building consistent in character with existing farm buildings in the Town of Cedarburg.

3. Plan of Operation — Past and Present

3.1 Hours of Operation

Barn chores (feeding, turnout, stall cleaning) occur daily, generally between 7:30 a.m. and 6:00 p.m. Lessons and training rides take place primarily on weekdays (approximately 10:00 a.m. and 8:00 p.m.) and on weekend mornings and afternoons (approximately 9:00 a.m. and 4:00 p.m.). Because the lesson program is enrollment-based rather than drop-in, the weekly schedule is fixed and predictable; there is no walk-in retail component and no public open hours.

3.2 Staffing

Cedar Creek is owner-operated. Staff consists of the owner/head trainer, assistant coach Katie Hundley, and approximately **1** employee who assists with barn chores. Peak on-site staffing at any one time will typically be **2 -3** people.

3.3 Animals on the Property

The facility currently houses approximately 25 horses, comprising school horses owned by Cedar Creek, horses donated to the nonprofit, and privately owned boarded horses. The property's stabling capacity is 27 stalls. Horses are turned out daily in fenced pastures and paddocks. The property is also home to the owner's dogs, including a livestock guardian breed (Great Pyrenees mix). No other livestock species are kept commercially.

3.4 Programs and Services

- Riding lessons: structured, tuition-based instruction in hunt seat equitation for enrolled students, taught by the owner and assistant coach. School horses are capped at conservative jumping heights (2'0") under a written facility policy, reflecting the barn's emphasis on safety and horse welfare.
- Horse training and boarding: full-care boarding and professional training for privately owned horses.
- IEA team: Team Cedar Creek practices at the facility on a weekly schedule during the school year.
- Summer horse camp: daytime youth camps during summer weeks (2 camp sessions totaling 8 days), with written medical consent and safety protocols for all participants.
- Educational clinics: periodic instructional clinics led by the owner or visiting professionals, covering topics such as riding technique, horsemanship, and horse care for enrolled students and invited riders. Clinics are scheduled daytime events that use existing facilities and generate no additional routine traffic.

3.5 Special Events

The facility hosts occasional scheduled events. Events are daytime activities, held 1-2 times per year, with parking accommodated entirely on site. No amplified outdoor sound systems, carnival-type activities, or overnight public gatherings occur on the property.

3.6 Traffic and Deliveries

Daily traffic consists of lesson families and boarders arriving on the fixed lesson schedule, typically 5 vehicles per day spread across the afternoon and evening. Deliveries of hay, grain, and bedding occur weekly or monthly and are logged by the facility. Delivery vehicles are standard farm trucks and trailers; no semi-tractor traffic is generated on a routine basis.

3.7 Manure Management

Stalls are cleaned daily. Manure and soiled bedding are stored in a designated covered concrete-pad storage area in compliance with Wisconsin's agricultural standards. Manure is removed by a local farmer as needed and spread on cropland in accordance with accepted agricultural practices. This practice is consistent with Ozaukee County and Town of Cedarburg standards for agricultural operations and has generated no complaints. Fly and odor control are managed through daily cleaning, prompt removal, and feed-through fly control.

3.8 Site, Lighting, and Noise

The property operates as a quiet agricultural use. Exterior lighting is limited to 1 light at the front door, a motion sensor light in the driveway, and 1 barn light at the south end of the building for safety during evening chores. The proposed arena will use interior LED lighting only. Noise generated by the operation is limited to ordinary farm activity; indoor lessons will further reduce outdoor activity noise during winter months.

4. Plan of Operation — Future

With the expansion of the indoor arena, Cedar Creek's operation will remain substantially the same in character and scale. Specifically:

- Hours of operation will not change. The arena shifts existing lessons and practices indoors during inclement weather; it does not add new time blocks or late-night activity.
- The number of horses on the property will remain in compliance with our current conditional use permit. The arena is a riding space, not additional stabling.
- Traffic will remain on the existing fixed lesson schedule. Year-round consistency may modestly smooth traffic across the calendar (fewer weather cancellations and reschedules), but daily volumes will not materially increase.
- Manure management, deliveries, and turnout practices will continue unchanged.
- Special events will continue at their current modest frequency.

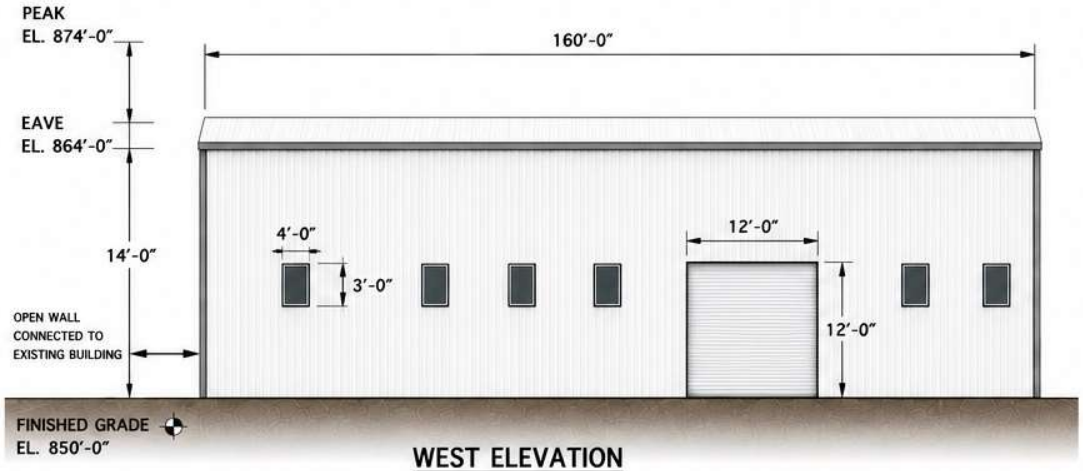
Longer term, Cedar Creek and the Collegiate Equestrian Fund Inc. intend for the facility to serve as a stable home base for equestrian sport in southeastern Wisconsin, ensuring that the youth riders of Team Cedar Creek and the broader lesson community have reliable, safe, year-round access to the sport.

5. Summary

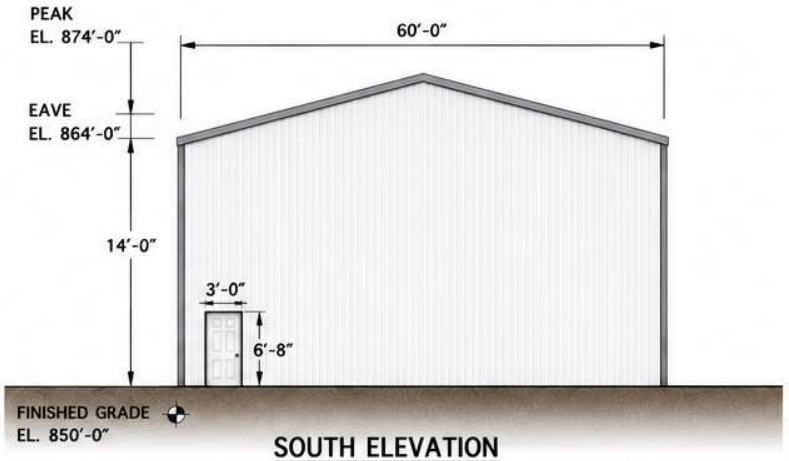
Cedar Creek Equestrian Center LLC is an established, well-managed equestrian operation consistent with the agricultural character of the Town of Cedarburg. The proposed indoor arena supports the facility's existing use, improves safety for the children and young adults who ride here, protects the welfare of the horses, and strengthens a nonprofit-supported youth equestrian program that serves the broader region. The operation's hours, animal numbers, staffing, traffic, and land management practices will remain consistent with its established history. We respectfully request the Town's approval and welcome any questions or conditions the Plan Commission wishes to discuss.

Respectfully submitted,

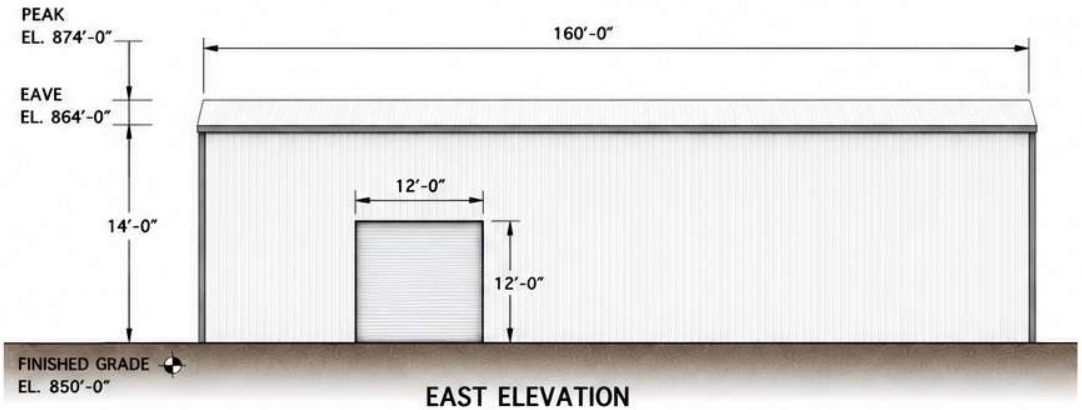
Stacey and Michael Oppermann
Cedar Creek Equestrian Center LLC



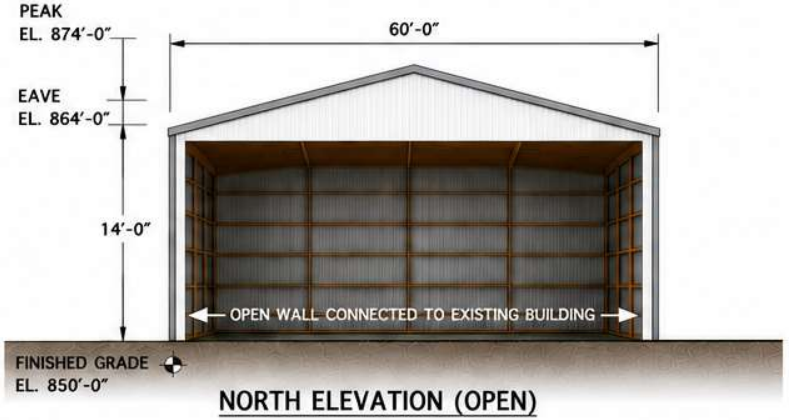
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



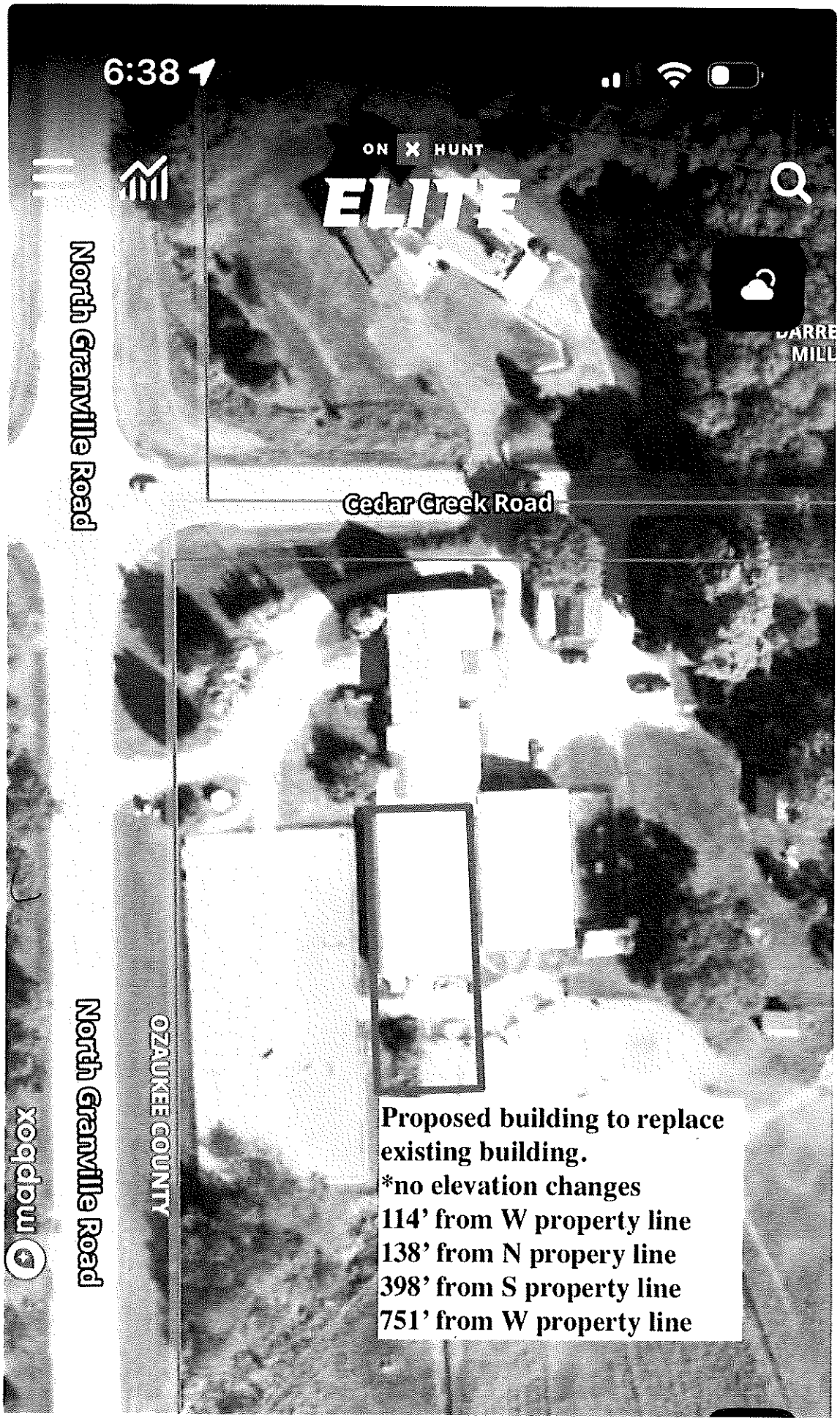
NORTH ELEVATION (OPEN)

BUILDING INFORMATION

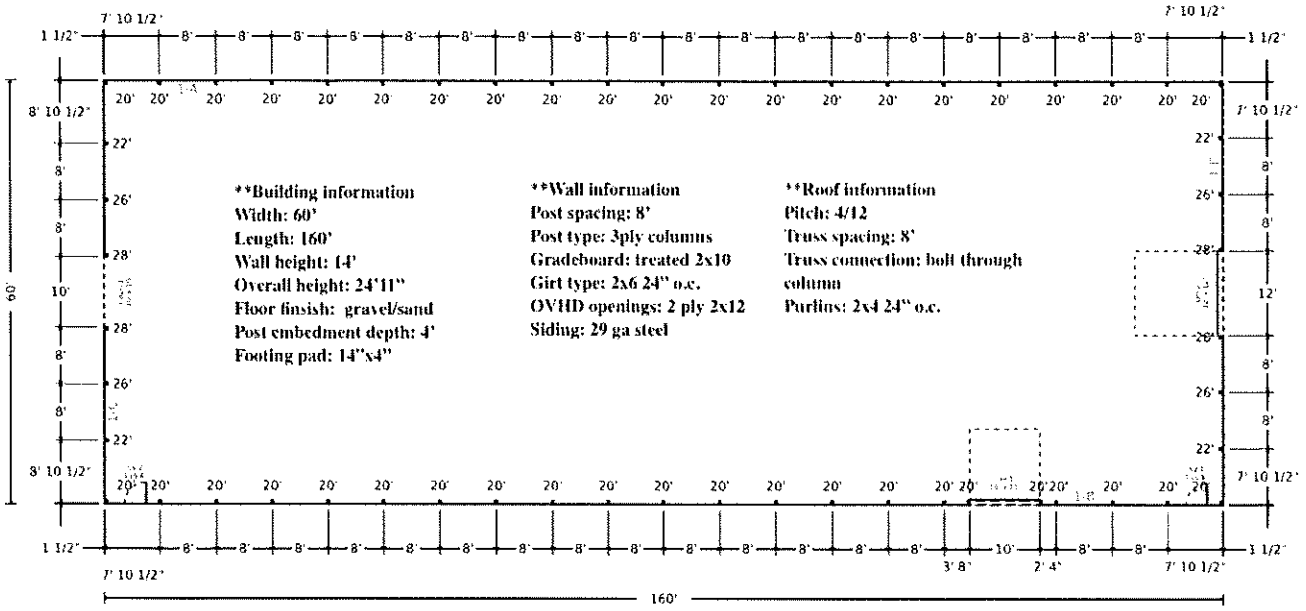
BUILDING SIZE:	60′-0″ (W) x 160′-0″ (L)
EAVE HEIGHT:	14′-0″
PEAK HEIGHT:	24′-0″
ROOF PITCH:	4/12
ROOF & SIDING:	STEEL (WHITE)
TRIM:	STEEL (GRAY)
OVERHANGS:	NONE
FINISHED GRADE ELEVATION:	850′-0″

ELEVATION NOTES

- ELEVATIONS ARE BASED ON FINISHED GRADE EL. 850′-0″
- ALL HEIGHTS ARE TO TOP OF STEEL
- NO OVERHANGS AT EAVES OR GABLES
- WINDOWS: 3′-0″ HIGH x 4′-0″ WIDE (WEST SIDE ONLY)
- OVERHEAD DOORS: 12′-0″ WIDE x 12′-0″ HIGH (EAST & WEST SIDES)
- NORTH SIDE IS OPEN CONNECTED TO EXISTING BUILDING

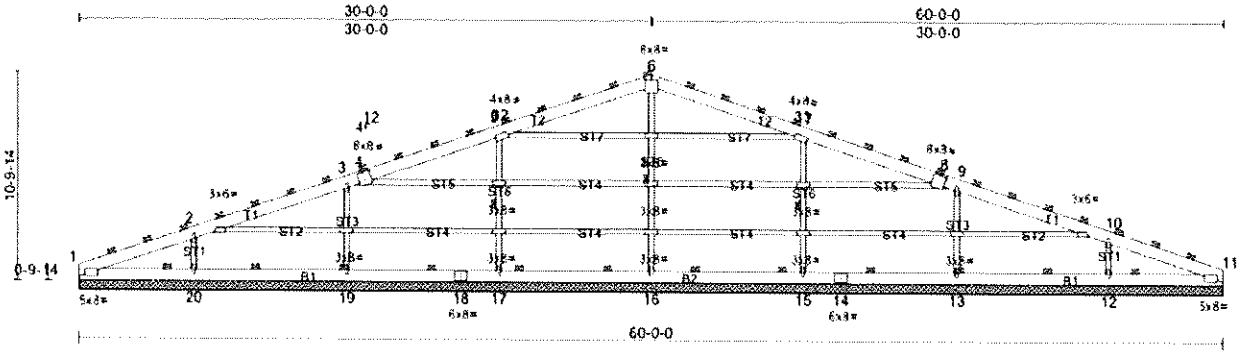

6:38
ON X HUNT
ELITE
North Granville Road
Cedar Creek Road
North Granville Road
OZAUKEE COUNTY
Proposed building to replace existing building.
*no elevation changes
114' from W property line
138' from N propery line
398' from S property line
751' from W property line

10529 Cedar Creek Road Cedarburg WI 53012



Job	Truss	Truss Type	Qty	Ply	
QTREC0936331	P1E	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI Run: 8.8.S 0 Jul 24 2024 Print: 8.820 S Jul 24 2024 MiTek Industries, Inc. Thu Nov 06 11:30:56 Page: 1
ID:Z7bdcKuzlu09ePC9bnvtfyLS-m-?N_S?ZcOXzPe?L0HRGbln3FoV-r05h_gz_qB92zyLw2j



Scale = 1:96.4

Plate Offsets (X, Y): [4:0-4-0,0-6-0], [6:0-4-0,0-4-4], [8:0-4-0,0-6-0]

Loading	(psf)	Spacing	8-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.59	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	17.0/30.0	Lumber DOL	1.15	BC	0.18	Vert(TL)	n/a	-	n/a	999		
TCDL	4.0	Rep Stress Incr	NO	WB	0.71	Horiz(TL)	0.01	11	n/a	n/a		
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-S								
BCDL	5.0										Weight: 501 lb	FT = 15%

LUMBER
TOP CHORD 2x8 SP 2400F 2.0E *Except* T1 2x8 SPF No.2
BOT CHORD 2x8 SP 2400F 2.0E
OTHERS 2x4 SPF No.2 *Except* ST6,ST3,ST1,ST2 2x4 SPF Stud

BRACING
TOP CHORD 2-0-0 oc purlins (6-0-0 max.).
BOT CHORD 5-0-0 oc bracing.
WEBS 1 Row at midpt 6-16, 5-17, 7-15

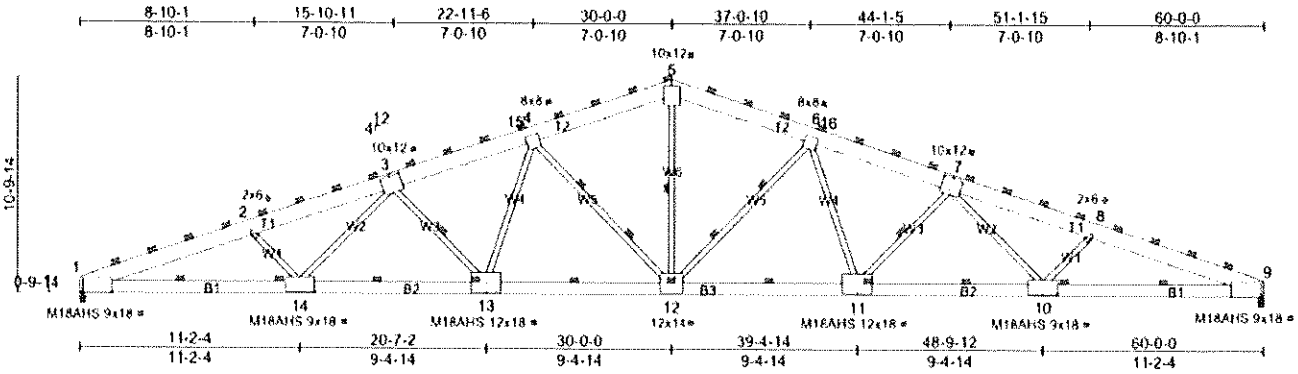
REACTIONS All bearings 60-0-0.
(lb) - Max Horiz 1=355 (LC 12)
Max Uplift All uplift 100 (lb) or less at joint(s) 11 except 1=-113 (LC 13), 12=-648 (LC 13), 13=-642 (LC 9), 15=-697 (LC 13), 16=-103 (LC 8), 17=-698 (LC 12), 19=-642 (LC 8), 20=-653 (LC 12)
Max Grav All reactions 250 (lb) or less at joint(s) except 1=570 (LC 2), 11=570 (LC 2), 12=1813 (LC 30), 13=1842 (LC 2), 15=2383 (LC 17), 16=1824 (LC 16), 17=2333 (LC 16), 19=1842 (LC 2), 20=1813 (LC 29)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-472/194, 2-3=-453/296, 3-4=-431/421, 4-5=-196/464, 5-32=-606/596, 6-32=-589/645, 6-33=-589/618, 7-33=-606/569, 7-8=-196/344, 8-9=-431/300, 9-10=-434/154, 10-11=-365/131
BOT CHORD 1-20=-26/309, 19-20=-26/309, 18-19=-26/309, 17-18=-26/309, 16-17=-26/309, 15-16=-26/309, 14-15=-26/309, 13-14=-26/309, 12-13=-26/309, 11-12=-26/309
WEBS 6-16=-1304/141, 5-17=-2062/735, 3-19=-1525/683, 2-20=-1471/672, 7-15=-2062/734, 9-13=-1525/684, 10-12=-1471/668

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCDL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=30.0 psf; Ps=17.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) WARNING: This long span truss requires extreme care and experience for proper and safe handling and erection. For general handling and erection guidance, see Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses ("BCSI"), jointly produced by SBCA and TPI. The building owner or the owner's authorized agent shall contract with a qualified registered design professional for the design and inspection of the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing. MiTek assumes no responsibility for truss manufacture, handling, erection, or bracing.
8) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
9) All plates are 2x6 MT20 unless otherwise indicated.
10) Gable requires continuous bottom chord bearing.
11) Vertical gable studs spaced at 8-0-0 oc and horizontal gable studs spaced at 2-6-0 oc.
12) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.

Job	Truss	Truss Type	Qty	Ply	
QTREC0936331	P1	COMMON	9	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI Run: 8.8 S Jul 24 2024 Print: 8.800 S Jul 24 2024 MiTek Industries, Inc. Thu Sep 18 09:01:56 Page: 1
ID:ZtbdKczluJ09ePC9bv4IycS-m?b5acGK_6x0yZapOM6O?WpiYTPWSFiA_y6WrtZycRot



Scale = 1:97.6

Plate Offsets (X, Y): [3:0-6-0,0-7-8], [7:0-6-0,0-7-8], [10:0-9-0,0-6-4], [14:0-9-0,0-6-4]

Loading	(psf)	Spacing	8-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.86	Vert(LL)	-0.97	12-13	>738	240	M18AHS	186/179
Snow (Ps/Pg)	17.0/30.0	Lumber DOL	1.15	BC	0.92	Vert(CT)	-1.43	12-13	>503	180	MT20	197/144
TCDL	4.0	Rep Stress Incr	NO	WB	0.92	Horz(CT)	0.49	9	n/a	n/a		
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-S								
BCDL	5.0										Weight: 524 lb	FT = 15%

LUMBER
TOP CHORD 2x10 SP 2400F 2.0E
BOT CHORD 2x8 SP 2400F 2.0E
WEBS 2x4 SPF Stud *Except* W4:2x4 SPF No.2, W5,W6:2x4 SPF 1650F 1.5E

BRACING
TOP CHORD 2-0-0 oc purlins (2-3-11 max.).
BOT CHORD 5-0-0 oc bracing
WEBS 1 Row at midpt 3-13, 5-12, 7-11
WEBS 2 Rows at 1/3 pts 4-12, 6-12

REACTIONS (lb/size) 1=6213/0-3-8, (req. 0-10-14), 9=6213/0-3-8, (req. 0-10-14)
Max Horiz 1=-352 (LC 15)
Max Uplift 1=-1910 (LC 8), 9=-1910 (LC 9)
Max Grav 1=6926 (LC 2), 9=6926 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-17842/4870, 2-3=-16909/4696, 3-15=-14205/3947, 4-15=-13770/3950, 4-5=-11098/3120, 5-6=-11098/3120, 6-16=-13769/3951, 7-16=-14204/3947, 7-8=-16909/4699, 8-9=-17842/4874
BOT CHORD 1-14=-4676/16612, 13-14=-3976/14902, 12-13=-3146/12586, 11-12=-2903/12586, 10-11=-3733/14902, 9-10=-4438/16612
WEBS 3-14=-494/1706, 2-14=-1201/592, 3-13=-2477/942, 4-13=-693/2314, 4-12=-3633/1241, 5-12=-1463/5330, 6-12=-3633/1242, 6-11=-693/2314, 7-11=-2477/942, 7-10=-498/1706, 8-10=-1201/595

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCDL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=30.0 psf; Ps=17.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) WARNING: This long span truss requires extreme care and experience for proper and safe handling and erection. For general handling and erection guidance, see Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses ("BCSI"), jointly produced by SBCA and TPI. The building owner or the owner's authorized agent shall contract with a qualified registered design professional for the design and inspection of the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing. MiTek assumes no responsibility for truss manufacture, handling, erection, or bracing.
7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
8) All plates are MT20 plates unless otherwise indicated.
9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
10) WARNING: Required bearing size at joint(s) 1, 9 greater than input bearing size.
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1910 lb uplift at joint 1 and 1910 lb uplift at joint 9.

LOAD CASE(S) Standard

Meeting Date: 8/19/26
Agenda Items: # 3b,5c

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission & Town Board

FROM: Eric Ryer, Administrator, Amanda Schaefer, Planner

MEMO WRITTEN: August 3, 2026

SUBJECT: **Agenda Item # 3b:** Public hearing to take comment on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive **[SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]**

Agenda Item # 5c: Discussion and possible recommendation on a conditional use permit application by Aleksandr Abasov and Tetiana Sachenko to retain an existing accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard located at 522 Beechwood Drive **[SW1/4 SEC 28, 1.82 acres, zoned R-2 Single-Family Residential District]***

BASIC INFORMATION	
Project Name	Abasov & Sachenko CUP
Applicant Name	Aleksandr Abasov & Tetiana Sachenko
Size of Parcel	1.82 acres
Existing Zoning	R-2 Single-Family Residential
Requested Zoning	No Change
Abbreviated Legal	SW ¼ Sec. 28
Future Land Use Map Designation	Residential Neighborhood – South Allows: A-1, A-2, R-1, R-2, R-3, TR, TR-2, E-1, CR-A & CR-B, C-1, P-1

ADJACENT LAND USE/ZONING MATRIX		
Direction	*Land Use*	*Zoning*
North	Residential	R-2
South	Residential	R-2
East	Agricultural	A-1
West	Residential	R-2

ZONING CONSISTENCY MATRIX		
	Required	*Provided*
Zoning Requested:	**R-2**	**R-2**
Minimum Lot Size	40,000 square feet	1.82 acres
Minimum Lot Width	150’	150’
Minimum Street Building Setback	75’ for accessory structure 75’ for home	~260’ for accessory structure ~307’ for home
Minimum Side Yard Setback	25’ for home 25’ for accessory structure	~34’ for home ~41’ for accessory structure
Minimum Rear Yard Setback	25’ for home 25’ for accessory structure	~150’ for home >150’ for accessory structure
Minimum Setback from House	10’ for accessory structure	~61’ for accessory structure
Maximum Height	25’ for outbuilding 35’ for home	10’ for accessory structure

BACKGROUND

As the attached letter explains, the property in question had the home destroyed by fire earlier in 2026. The unpermitted shed was present when they purchased the property in 2022. The Building Inspector became aware of the unpermitted accessory structure following the fire.

Conditional Use Permit

As noted, the applicant would like to retain the existing unpermitted ~10' foot tall, ~392 square foot accessory structure in the street yard; closer to the street than the home. Typically, code requires outbuildings to be located in the side or rear yard, however, §320-109 allows for the location of outbuildings in the street yard with a conditional use permit as follows:

> "The Town Board may, on an individual basis, grant a conditional use permit to allow for the placement of an accessory building in the street yard of a lot where the placement of an accessory structure could only be located in the street yard based upon the configuration of a lot. The accessory building may not be placed in the front yard of the house."

The Plan Commission should consider the attached supporting materials and determine if they would recommend the Town Board approve a CUP allowing the accessory structure to remain in the street yard after determining that the outbuilding could only be located in the street yard based upon the configuration of the lot.

Shoreland Zoning / Wetlands / Floodplain

The attached map shows the property is not subject to shoreland zoning; this was confirmed by Nick Mikkelson at Ozaukee County Land and Water Management.

Family Child Care Center

The property owner(s) has acknowledged that they were previously operating a "Family Child Care Center" out of the principal structure prior to the fire. §320-110(B)(11) states that all state-licensed family child care centers up to eight children require permitting through the Town via the issuance of a certificate of compliance by the Zoning Administrator, Town Administrator, or Town Assistant Administrator. Any future operations on site must obtain the proper permit(s).

ACTION REQUESTED

Staff requests the Plan Commission hold a public hearing and come back to the matter at item #5c. The Commission can then discuss the conditional use permit application and consider making a recommendation on the matter to the Town Board. The Commission shall take into consideration that Town Code allows for the Board to approve a CUP for an accessory structure in the street yard of a lot where the placement of an accessory structure could only be located in the street yard based upon the configuration of a lot. Further, as cited in Section 320-51 of the Town Code, no application for a conditional use shall be recommended for approval by the Plan Commission or granted by the Town Board unless such Commission and Board shall find that all of the following conditions are present:

> (1) Welfare. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
>
> (2) Compatible with adjacent land. The uses, values and enjoyment of other Town property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
>
> (3) Not impede surrounding property development and improvement. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding Town property for uses permitted in the district.
>
> (4) Adequate infrastructure. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

(5) Ingress and egress. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

ATTACHMENTS

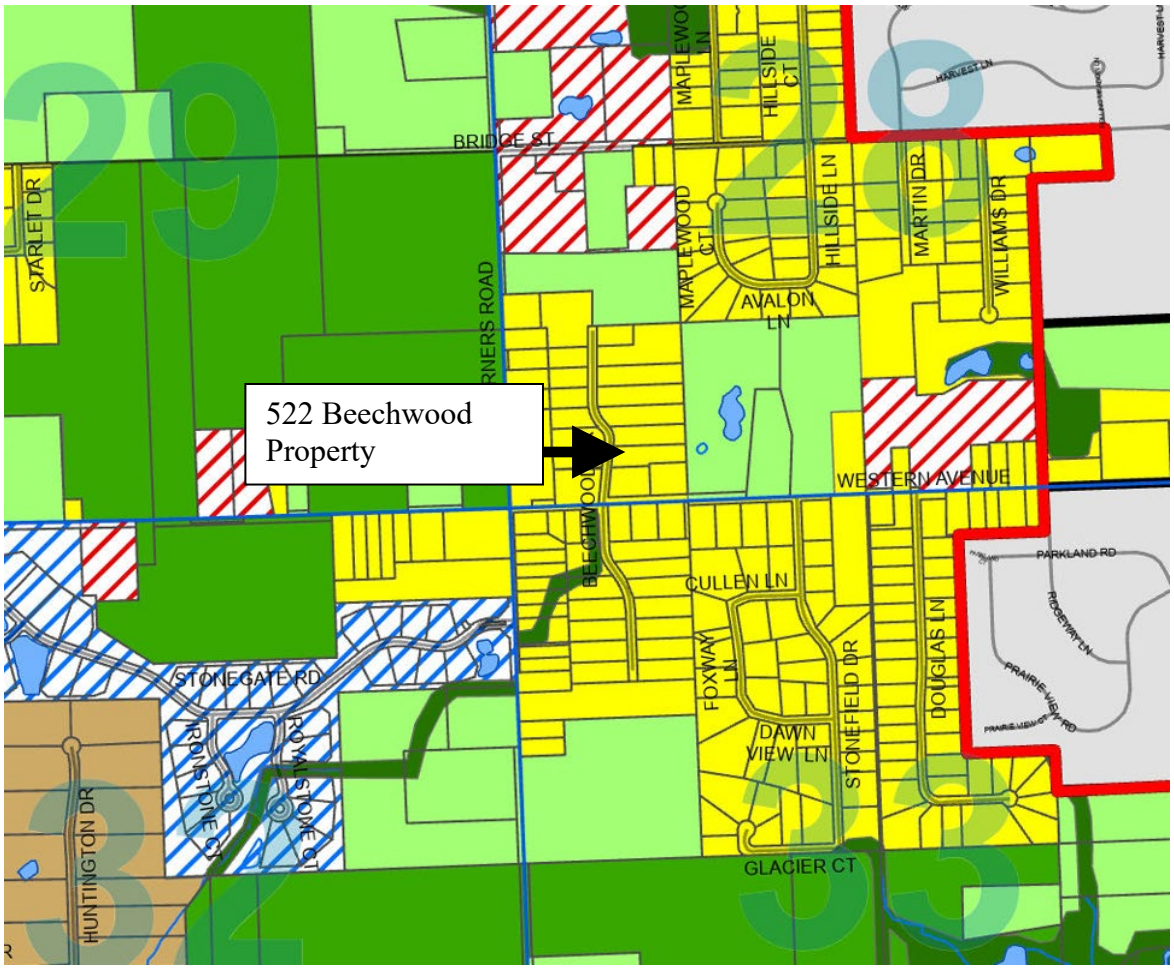
I. Zoning Map / GIS Map / Shoreland Map
II. Applicant Materials
III. Draft Conditional Use Permit

COPIES MAILED/E-MAILED TO

I. Aleksandr Abasov: alexabasof@yahoo.com

Action	Date	Status
Post Cards to owners within 1,000'	7-21-2026	Mailed
Public Notice in News Graphic CUP	8-4 & 8-11-2026	Published
Plan Commission Meeting	8-19-2026	This meeting
Town Board Meeting	-	Upcoming

ATTACHMENT I.



Legend

- TCOD Town Center Overlay
- C-1 Conservancy
- A-1 Agricultural
- A-2 Prime Agricultural
- B-1 Neighborhood Business
- B-2 Planned Business
- B-3 Business
- CR-A Countryside Residential A
- CR-B Countryside Residential B
- E-1 Estate Residential
- M-1 Industrial
- M-2 Planned Industrial & Mixed Use
- M-3 Quarrying
- P-1 Public & Private Park
- PUD Planned Unit Developments
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- TR Transitional Residential
- TR-2 Transitional Residential

Shoreland Map



8/3/2026, 1:06:19 PM

1:1,255

Local Roads
Local
Parcels

Wetland Inventory
Hydro Polygon

Hydro Lines
NO

0 85 170 340 ft
0 25 50 100 m

Ozaukee County

Dear Members of the Town of Cedarburg Plan Commission and Town Board,

I respectfully request approval of my Conditional Use Permit application to allow the existing residential storage shed to remain in its current location.

When my wife and I purchased our home in 2022, the shed was already located on the property in its current location. We did not build, relocate, or modify the shed. We understood it to be an existing part of the property.

The shed has always been used only for personal residential storage. No business or commercial activities have ever been conducted in or from the shed.

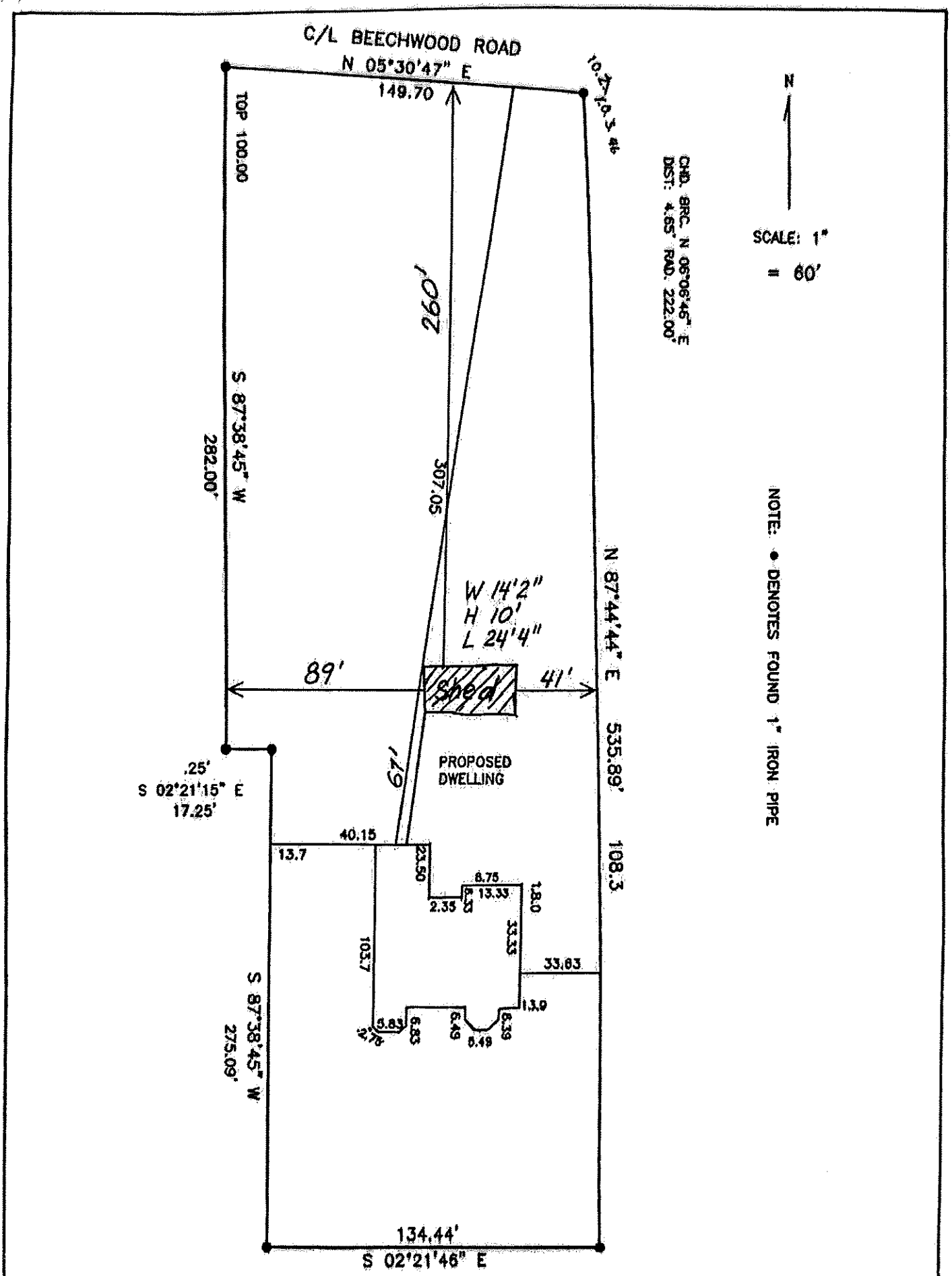
Earlier this year, our home was completely destroyed by a fire. We are now working through the rebuilding process while also dealing with our insurance company, mortgage lender, and many other agencies. Allowing the existing shed to remain in its current location would help us avoid additional hardship during this already very difficult time.

We respectfully ask the Town to consider our request and allow the existing shed to remain in its current location.

Thank you very much for your time and consideration.

Sincerely,

Aleksandr Abasov
Tetiana Sachenko


C/L BEECHWOOD ROAD
N 05°30'47" E
149.70
TOP 100.00
S 87°38'45" W
282.00'
260'
307.05
CHD. BRG. N 05°06'45" E
DIST: 4.65' RAD. 222.00'
N
SCALE: 1"
= 60'
W 14'2"
H 10'
L 24'4"
89'
Shed
41'
N 87°44'44" E
535.89'
108.3
PROPOSED
DWELLING
67'
.25'
S 02°21'15" E
17.25'
40.15
13.7
23.50
6.75
13.33
2.35
1.8.0
33.33
33.83
103.7
13.9
6.39
6.49
6.49
6.83
5.83
S 87°38'45" W
275.09'
134.44'
S 02°21'46" E
NOTE: • DENOTES FOUND 1" IRON PIPE

CamScanner

Joseph Douglas Homes
Abasov Residence

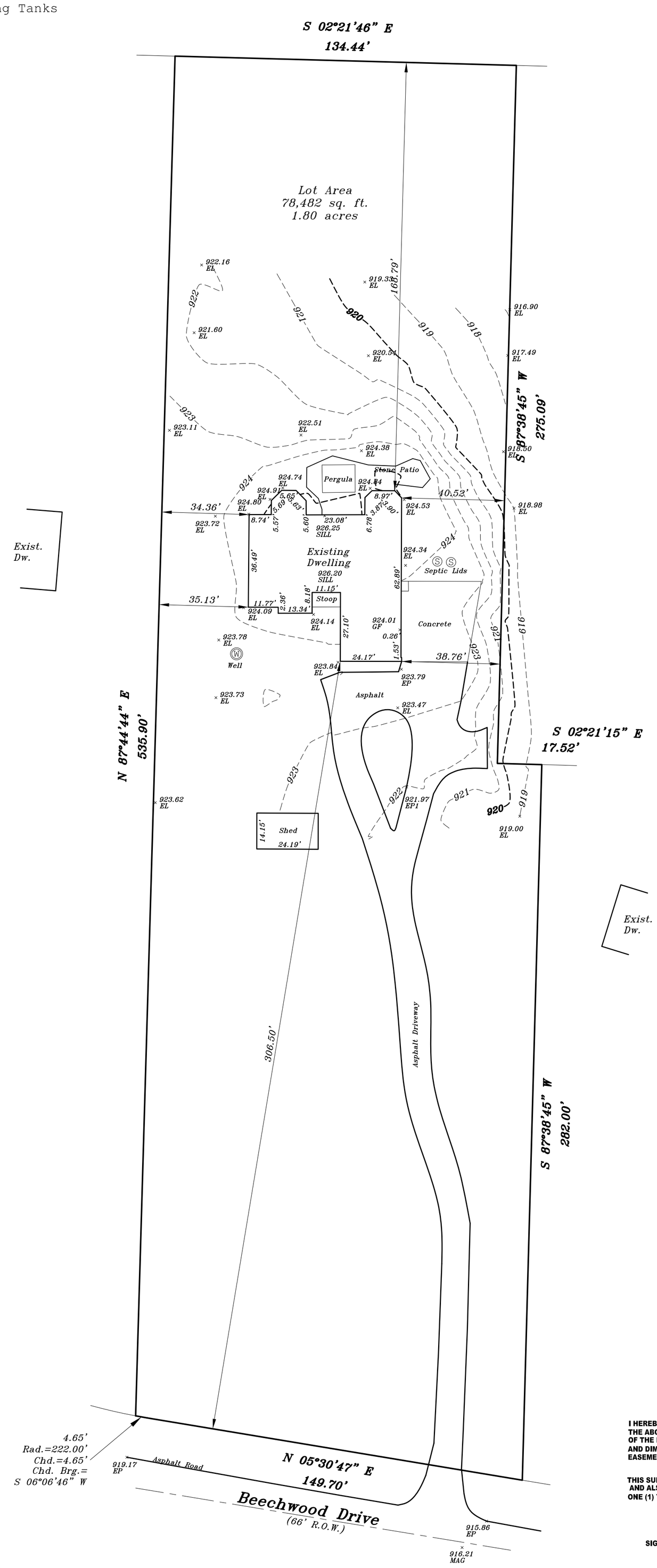
PLAT OF SURVEY

LOCATION: 522 Beechwood Drive, Cedarburg, Wisconsin

LEGAL DESCRIPTION: Lot 6 in **CERTIFIED SURVEY MAP NO. 2241**, all that part of the Southwest 1/4 of Section 28, Township 10 North, Range 21 East, in the Town of Cedarburg, Ozaukee County, Wisconsin.

April 20, 2026 (Drawing Only)
June 6, 2026 Added Proposed Holding Tanks
June 9, 2026 Revised Drawing
July 1, 2026 Collected Topography

Survey No. 116740-S



GRAPHIC SCALE

30 0 10 30

(IN FEET)
1 inch = 30 ft.

Prop. Gar. Slab 000.0

Prop. T.O.W. 000.0

Prop. Fin. Yd. Gr. 000.0

(Per Gr. Plan)

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Pipe Found
◎ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
——x——x——x——Denotes Proposed Silt Screen

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

Conditional Use Permit Package Supporting photographs for Town Board

Attached below are the supporting photographs. Please also include the signed application PDF (CamScanner 06-30-2026 17.01.pdf) when sending if needed.















TOWN of CEDARBURG
Preserving Yesterday's Heritage for Tomorrow.

Mailing Address
1293 Washington Avenue
Cedarburg, WI 53012
Telephone: 262-377-4509
Facsimile: 262-377-0308

CONDITIONAL USE PERMIT

This Conditional Use Permit is granted to Aleksandr Abasov and Tetiana Sachenko for the property described as 522 Beechwood Drive in the SW ¼ of Section 28 in the Town of Cedarburg, Ozaukee County, Wisconsin, to allow for the existing accessory structure to remain in the street yard. The Conditional Use Permit is granted with the following conditions:

1. The Conditional Use Permit shall be issued to the property described as 522 Beechwood Drive.
3. The existing ~392 square foot accessory structure may remain. If an addition is proposed, the owner must apply for an amendment to this conditional use permit. Regular maintenance of the accessory structure does not require Plan Commission or Town Board review.
4. The accessory structure shall not be used for business or home occupation purposes.

BY ORDER OF THE TOWN BOARD, TOWN OF CEDARBURG, September 9, 2026.

Issued this ___ day of _____, 2026, by _____
Eric Ryer
Town Administrator

Accepted this ___ day of _____, 2026, by _____
Aleksandr Abasov & Tetiana Sachenko
522 Beechwood Drive

DRAFT

Meeting Date: 8/19/26
Agenda Item: # 5d

PLAN COMMISSION MEETING MEMORANDUM

TO: David Salvaggio, Chairman
Plan Commission, Town Board

FROM: Amanda Schaefer, Planner

MEMO WRITTEN: August 3, 2026

SUBJECT: **Agenda Item # 5d:** Discussion and feedback regarding a concept plan for a minor land division by Laura Stroebel (applicant) for property located at 7918 Pleasant Valley Road **[Owner: Laura L. Stroebel, SE ¼ Sec. 4, 29.27 acres, zoned A-1 Agricultural District]***

BACKGROUND INFORMATION	
Project Name	Stroebel Minor Land Division
Applicant Name	Laura Stroebel
Property Owner	Laura L. Stroebel
Applicant's Consultant	Homeland Surveying
Size of Parcel	29.27 acres
Existing Zoning	A-1 Agricultural District
Proposed Zoning	No Change Proposed
Abbreviated Legal	SE ¼ of Sec. 4
Future Land Use Map Designation	Rural Neighborhood – Countryside Allows for A-1, A-2, E-1, CR-A, CR-B, M-3, C-1, P-1

ADJACENT LAND USE/ZONING MATRIX		
Direction	*Land Use*	*Zoning*
North	Agricultural, Conservancy	A-1, C-1
South	Residential, Agricultural, Conservancy	E-1, A-1, C-1
East	Residential, Agricultural	E-1, A-2
West	Agricultural	A-2

ZONING REQUIREMENTS FOR THE PROPOSED LOTS			
	A-1 Requirements	*Lot 1*	*Lot 2*
Minimum Lot Size	5 Acres	8 acres	21.3 acres
Minimum Lot Width	300'	379.98'	862.12'
Minimum Lot Frontage	NA if shared driveway is provided	379.98'	862.12'
Minimum Open Space	NA	NA	NA
Min. Street Building Setback	75' for residence 100' detached outbuilding 100' section line road for all structures	Setbacks must be shown on future CSM	
Min. Rear Yard Setback	25' for residence 100' detached outbuilding 100' section line road for all structures	Setbacks must be shown on future CSM	
Min. Side Yard Setback	25' for residence 100' detached outbuilding 100' section line road for all structures	Setbacks must be shown on future CSM	

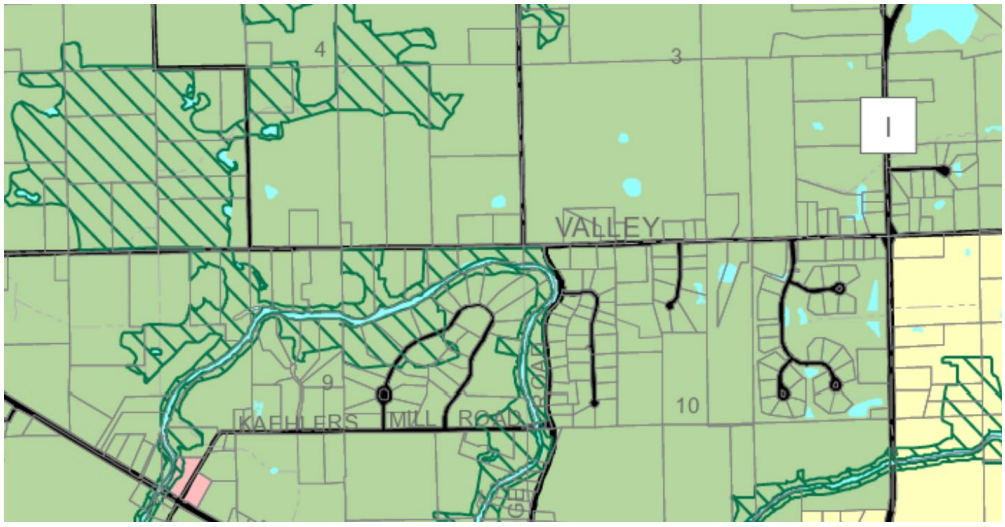
BACKGROUND / APPLICANT REQUEST

The applicant is requesting concept review to divide the property located at 7918 Pleasant Valley Road. The draft proposed land division CSM is attached. Current GIS image of subject property:



EXECUTIVE ANALYSIS

1. **Zoning / Density / Open Space / Comprehensive Plan**
   The current property is zoned A-1 Agricultural District and falls within area designated as Rural Neighborhood – Countryside in the Comprehensive Plan. There is no open space requirement in the A-1 district. Also of note is that parcels zoned A-1 that are greater than 8 acres in size have no limit on square footage for nonresidential buildings.



2. **Lot Configuration and Design**
   The concept layout has been submitted showing regular lot shapes and dimensions.

3. **Access**
   Lot 1 would retain the existing access off of Pleasant Valley Road. Lot 2 would have future access off of Covered Bridge Road. Both roads are Town roads with no implications from Ozaukee County or WisDOT.

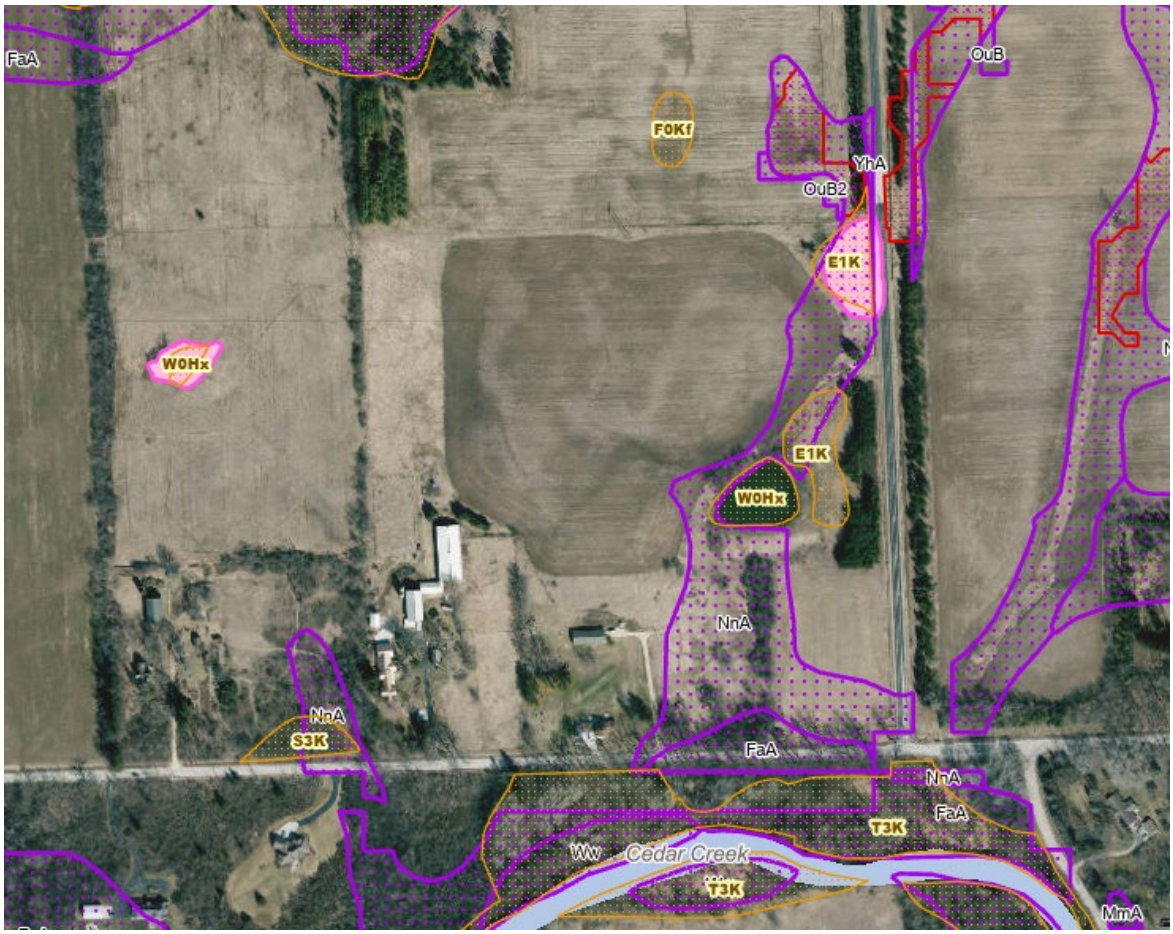
4. **Onsite Sewage Disposal**
   Nothing is proposed (or required) at this time.

5. **Shoreland Zoning / Wetlands / Floodplain / Ozaukee County**
   Nick Mikkelson of Ozaukee County Land & Water Management noted the parcel is not within shoreland zoning and will not require any permitting from the Land and Water Department. Because the property is not within shoreland zoning, the wetlands on the property are not under County jurisdiction.

   Brittany Whyte of Ozaukee County Planning and Parks noted the land division will not require review by the County Natural Resources Committee, as there are only two resulting parcels and the parcel is not within shoreland zoning.

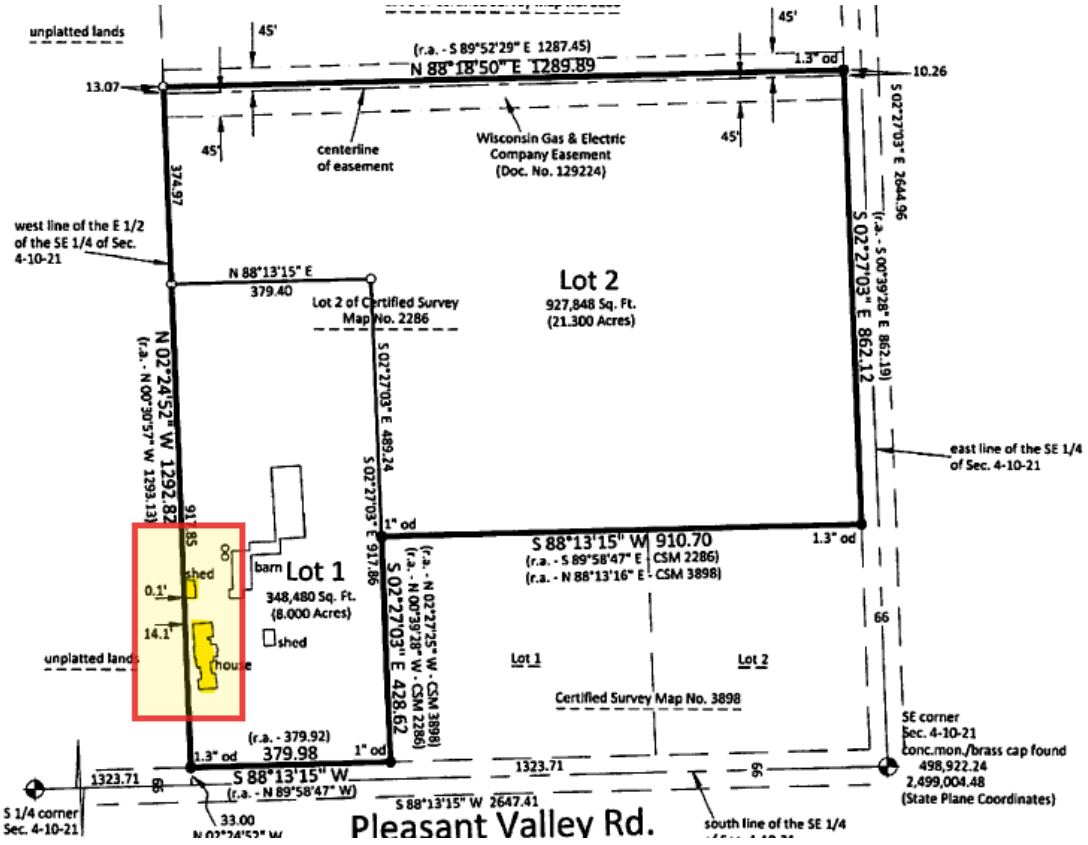
   Kara Brooks of WDNR noted, "The division of parcel is not subject to DNR permitting. The parcel does contain mapped wetlands. Impacts to wetland for a future project and/or a stormwater permit may be required for land disturbance associated with a future project."

   The WDNR Surface Water Data Viewer identifies mapped wetlands, wetland indicators, and special wetland planning areas (wetland restorations) on the subject properties. A wetland delineation could be required for any future development application.



6. **Stormwater & Erosion Control**
   A stormwater plan is not a standard requirement for a minor land division.

7. **Existing Buildings**
   There are multiple existing buildings on the subject property and all will become part of Lot 1. Overall, setbacks are not shown on the draft CSM; however, listed dimensions associated with the existing shed and existing house along the far west property line indicate that those two structures do not meet current A-1 Agricultural District setbacks, defining them as existing, nonconforming structures. The proposed CSM does not make these existing, nonconforming structures additionally nonconforming or create new nonconformities. Existing, nonconforming structures must follow all 320-63 regulations.



Staff has no additional concerns with the other existing structures and proposed property lines. Current A-1 Agricultural District setbacks should be able to be met based on what has been presented.

PLANNER COMMENTS RELATED TO THE APPLICATION

The applicant's goal is to simply divide the parcel into the two new lots as proposed. There are no major implications for Town planning documents. Staff does note the DNR comment regarding wetlands. A wetland delineation could be part of the upcoming Certified Survey Map application process.

OBJECTING/ APPROVING AGENCIES

Objecting and Approving Agencies will be alerted of any future applications; all comments will need to be resolved, as applicable.

ACTION REQUESTED

Staff requests the Plan Commission review the concept plan materials and provide feedback on the proposed minor land division. Staff requests the Plan Commission be specific in direction on 1) ensuring setbacks for all existing structures are clearly noted on any future CSM, and 2) if a wetland delineation is a condition of submittal for any future CSM, or if a wetland letter of determination stating no wetlands are present, or if no wetland related work is required; this will allow staff to understand what is considered a complete application.

ATTACHMENTS

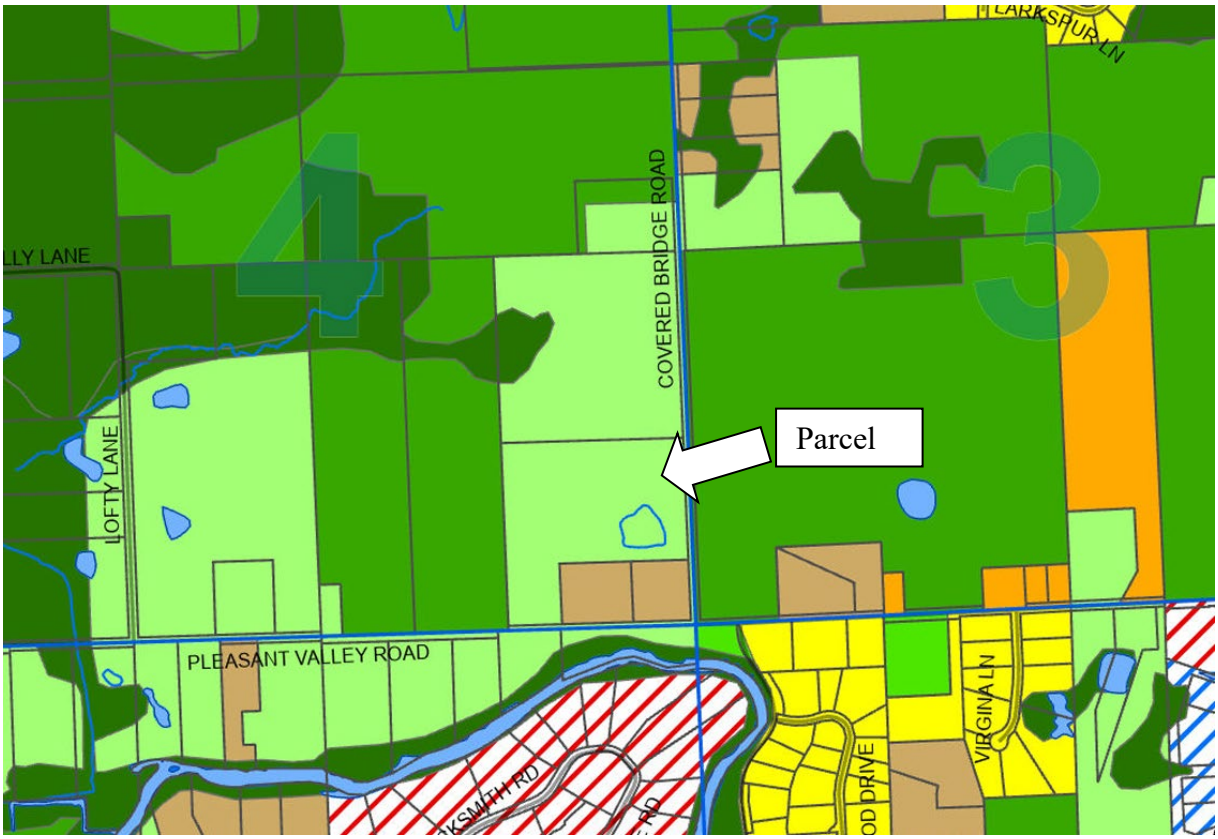
I. Zoning Map / Shoreland Map
II. Applicant materials

COPIES MAILED/E-MAILED TO

I. Laura Stroebel: llstroebel@gmail.com
II. Nick Mikkelson, Ozaukee County: nmikkelson@ozaukeecounty.gov
III. Brittany Whyte, Ozaukee County: bwhyte@ozaukeecounty.gov
IV. Kara Brooks, WDNR: kara.brooks@wisconsin.gov

Action	Date	Status
PC Concept Discussion	6-17-2026	This Meeting
Plan Commission Meeting for CSM review & recommendation	-	-
Town Board Meeting	-	-

ATTACHMENT I.



Legend

- TCOD Town Center Overlay
- C-1 Conservancy
- A-1 Agricultural
- A-2 Prime Agricultural
- B-1 Neighborhood Business
- B-2 Planned Business
- B-3 Business
- CR-A Countryside Residential A
- CR-B Countryside Residential B
- E-1 Estate Residential
- M-1 Industrial
- M-2 Planned Industrial & Mixed Use
- M-3 Quarrying
- P-1 Public & Private Park
- PUD Planned Unit Developments
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- TR Transitional Residential
- TR-2 Transitional Residential

Shoreland Map



8/3/2026, 2:30:51 PM

1:4,852

0 325 650 1,300 ft

0 100 200 400 m

Ozaukee County

- Clean Out
- PC Cover
- ST Cover
- Wells
- Observation Pipe
- Bldg. Sewer
- Distribution Pipes
- Effluent Line
- Forcemain
- Installation Contour
- Header Manifold
- POWTS Perimeter
- Dispersal Cell
- Tanks

Local Roads

- Local

- Parcels
- LOMA 2024

Cross Section Line

- NOT LETTERED, MAPPED; LETTERED, MAPPED
- Shoreland Buffer Outline

Flood Hazard Zone

- AE & VE Floodway
- AE, VE, & AO, Floodplain

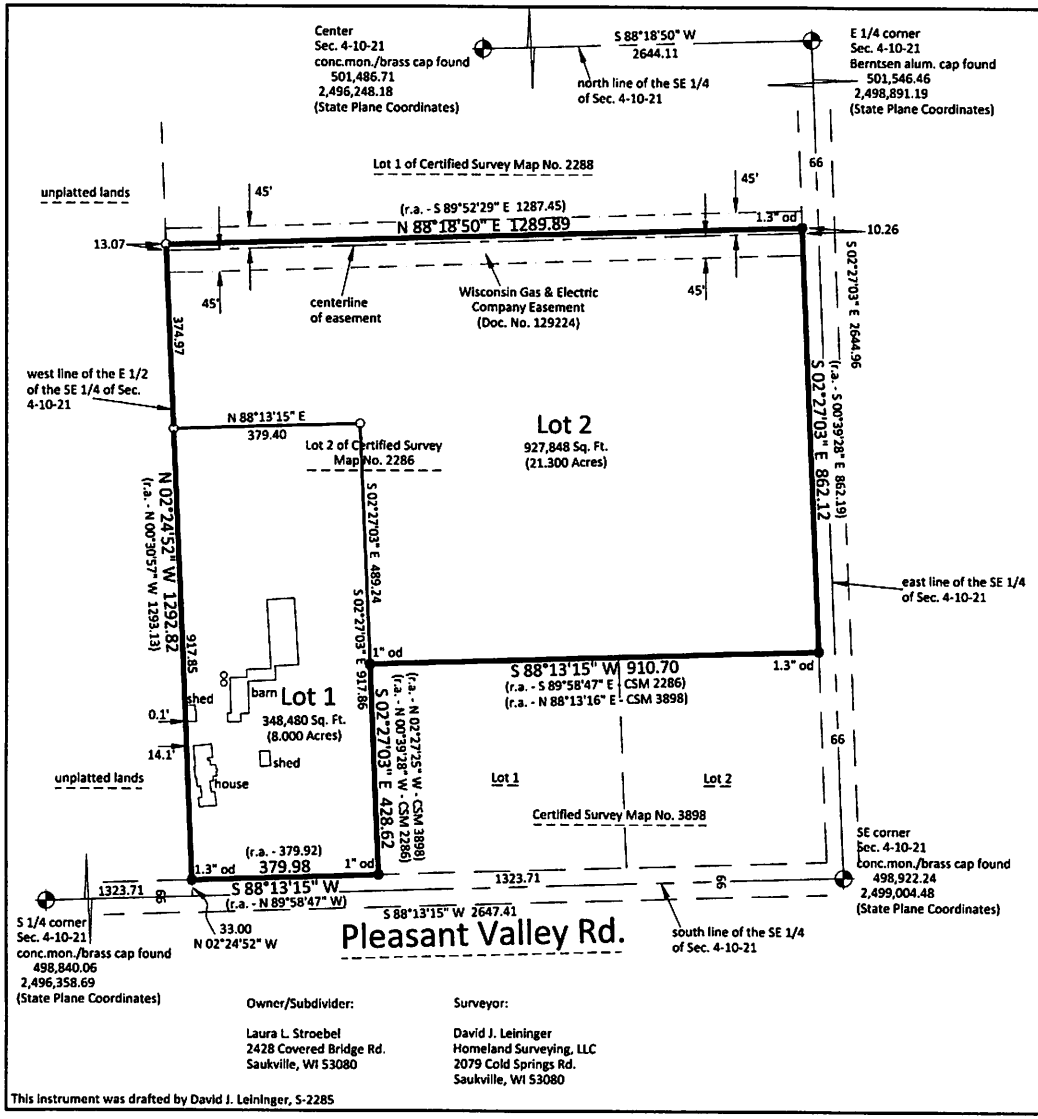
- Wetland Inventory
- Wetland Points
- Shoreland Buffer
- Hydro Polygon

Hydro Lines

- NO
- YES

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.



● - indicates a iron pipe found as noted

○ - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft. set.

(r.a.) - means "recorded as"

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The south line of the SE 1/4 of Sec. 4-10-21 has a grid bearing of S 88°13'15" W.

0 150 300 600

Scale in feet
1" = 300'

Owner/Subdivider:

Laura L. Stroebel
2428 Covered Bridge Rd.
Saukville, WI 53080

Surveyor:

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Laura Stroebel, that I have surveyed, divided, and mapped the land shown and described hereon, being Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin, which is described as follows:

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

I further certify that I have fully complied with the provisions of Sec. 236.34 of Wisconsin Statutes and the Town of Cedarburg Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 10th of July, 2026.

Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Cedarburg Plan Commission
Town of Cedarburg Town Board

_____
Laura L. Stroebel - Owner

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

Personally came before me this _____ day of _____, 2026, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public,

_____, Wisconsin.

My commission expires _____

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

Lot 2 of Certified Survey Map No. 2286 as recorded in the Ozaukee County Register of Deeds Office in Volume 17 of Certified Survey Maps on page 26, as Document No. 445263, being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, Township 10 North, Range 21 East, Town of Cedarburg, Ozaukee County, Wisconsin.

Town of Cedarburg Plan Commission Approval:

This land division is hereby approved and accepted by the Town of Cedarburg Plan Commission

this _____ day of _____, 2026.

_____ _____

David Salvaggio, Chairperson Sarah Jacoby, Clerk

Town of Cedarburg Town Board Approval:

This land division is hereby approved and accepted by the Town of Cedarburg Town Board

this _____ day of _____, 2026.

_____ _____

David Salvaggio, Chairperson Sara Jacoby, Town Clerk

This instrument was drafted by David J. Leininger, S-2285