TOWN OF CEDARBURG
PLAN COMMISSION MEETING MINUTES
August 19, 2026

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

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
   Presiding Commissioner Lechner 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 July 15, 2026 Plan Commission Meeting Minutes***
      Commissioner Lewandowski made a motion to approve the meeting minutes from July 15, 2026. Commissioner Wolf seconded, and the motion carried unanimously.

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]**
      Chairman Salvaggio made a motion to open the public hearing at 7:02pm. Commissioner Wolf seconded, and the motion carried unanimously.

      Roger Groth of 1620 Granville Road shares a property line with the applicant, and he was looking for more information concerning any changes to fence lines.

      Becky Tenges of 1556 Whitetail Lane spoke in support of the application. As an equine professional, she felt this is an improvement that will enhance the rider experience and horse safety.

      The arena builder spoke, verifying there would be no impact on existing fence lines.

      A letter of support from Lindsay Pauly and Daniel Ohrtman of 10123 Cedar Creek Road was provided to each Commissioner and placed in the public record.

      With no additional comment from the public, Commissioner Wolf made a motion to close the public hearing. Commissioner Lewandowski seconded, and the motion carried unanimously. The public hearing closed at 7:06pm.

   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]**

Commissioner Wolf made a motion to open the public hearing at 7:07pm. Commissioner Lewandowski seconded, and the motion carried unanimously.

With no comment from the public, Commissioner Wolf made a motion to close the public hearing. Commissioner Lewandowski seconded, and the motion carried unanimously. The public hearing closed at 7:08.

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]*

Michael and Stacey Oppermann applied for 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 conditional use permit (CUP) also requires Plan Commission and Town Board approval for any new building. The agricultural building is within 500 feet of a residential district, which also requires conditional use permit review and is addressed in their CUP amendment application.

Consulting Planner Schaefer summarized the application for both items 5a and 5b at the same time. Commissioner Lewandowski noted the application was very complete. Commissioner Lechner stated that he had no issue with gravel being used for parking.

Commissioner Lewandowski made a motion the Plan Commission recommend approval of the proposed architectural and site plan review for the construction of a new 9,600 square foot structure on the property located at 10529 Cedar Creek Road and allowing for gravel to be allowed for the driveway, after finding the following present:

(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.

It was further referenced that the following review principles and criteria have been met:
(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.

Commissioner Carmichael seconded, and the motion carried unanimously.

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]*
Michael and Stacey Oppermann applied 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. Their existing CUP specifies one non-resident employee. They are looking to increase that number to up to three employees. Their existing CUP also requires Plan Commission and Town Board approval for any new building and any agricultural building within 500 feet of a residential district.

Commissioner Lewandowski made a motion the Plan Commission recommend approval of 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, finding the following 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) The use conforms to zoning district regulations.

Chairman Salvaggio seconded, and the motion carried unanimously.

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]*

Administrator Ryer summarized the application, noting the home was 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. The Town Attorney recommended if the applicant wanted to retain the structure, they should apply for a conditional use permit to appear before the Plan Commission and Town Board as established in Section 320-109 of the Town Code.

Commissioner Carmichael made a motion the Plan Commission recommend approval of 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, finding the following conditions being 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) The use conforms to zoning district regulations.

Chairman Salvaggio seconded, and the motion carried unanimously.

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]*

The applicant is requesting concept review to divide the property located at 7918 Pleasant Valley Road. Consulting Planner Schaefer reviewed the concept plan materials and noted that setbacks should be identified on any future CSM, and that there are pre-existing buildings that do not meet current setbacks. The concept plan does not increase non-conformities or create any additional nonconforming conditions. Plan Commissioners indicated a wetland delineation would not be a Town requirement of a future application, leaving that to the County and DNR to regulate. No official action was taken.

6. ADJOURNMENT

Chairman Salvaggio made a motion to adjourn at 7:31pm. Commissioner Carmichael seconded and the motion passed unanimously.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk