TOWN OF CEDARBURG
MEETING OF THE BOARD OF SUPERVISORS
September 9, 2026

Present:
David Salvaggio, Chairman
Russ Lauer, Supervisor Seat 2
Wayne Pipkorn, Supervisor Seat 1
Larry Lechner, Supervisor Seat 3
Thomas Esser, Supervisor Seat 4 & Presiding Supervisor
Eric Ryer, Administrator
Adam Monticelli, Director of Public Works
Sara Jacoby, Clerk/Assistant Administrator
Troy Hartjes, Town Engineer
Samuel Peters, Constable

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
   Presiding Supervisor Lechner called the regular meeting to order at 7:00 pm. The meeting began with the Pledge of Allegiance.

2. **ANNOUNCEMENTS**
   A road sealing reminder was given.

3. **HEARING OF THE PEOPLE**:
   None.

4. **COMMUNICATIONS AND REQUESTS FOR HOLDING TANK-AGREEMENTS AND OPERATOR LICENSES**:
   a. **Discussion and possible motion regarding a new operator license application for the 2026-2027 license period ***
      Supervisor Pipkorn made a motion to approve the operator license for Abby Kroll. Supervisor Lauer seconded, and the motion passed unanimously.

5. **CONSENT AGENDA:** *The Consent Agenda contains routine items and will be enacted by one motion without separate discussion unless someone requests an item to be removed for separate consideration and vote.*
   a. **Approving August 3, 2026 Town Board Meeting Minutes**
   b. **Accepting July 15, 2026 Plan Commission Meeting Minutes**
   c. **Accepting June 24, 2026 Special Park & Recreation Committee Meeting Minutes**
      Supervisor Lauer made a motion to approve the consent agenda items as listed above. Supervisor Pipkorn seconded, and the motion carried unanimously.

6. **TREASURER'S REPORT**
   a. **Motion Accepting the August 2026 Treasurer's Report***
      Chairman Salvaggio made a motion to accept the August 2026 Treasurer's Report. Supervisor Lauer seconded, and the motion carried unanimously.

7. **PRESENTATION OF BILLS/PURCHASE ORDER/PAYROLL/AWARDS:** ***The bills presented for review have been paid from the Town treasury as authorized under Sec. 60.44(2), Stats., and Sec. 63-8 of the Code of Ordinances***.
   a. **Presentation of Bills/Purchase Orders/Payroll/Awards for August 1, 2026 to August 31, 2026 (Check #'s 41737-41840, V4946-V4970, and manual checks as shown)***
      Supervisor Lauer made a motion to approve all bills, purchase orders, payroll, and awards as presented. Chairman Salvaggio seconded, and the motion carried unanimously.

8. **REPORTS TO BE RECEIVED/FILED (Non-action items)**
   a. **Report regarding local nuisance/code enforcement issues (Constable Samuel Peters)***
      Constable Peters gave his report which included a complaint of an individual running a shipping business out of his residence on 4940 River Vista. The property owner has a bread delivery route, and it was determined that no actual business gets done at the residence and it does not violate the ordinance. He did agree to try to keep the delivery truck in the driveway.

Chickens on Granville Road had gotten out again and the owner was again spoken to about the issue. A warning will be issued for this service request in case further action is needed.

b. Report on recreation finances (Director of Parks & Recreation Paul Jungbauer)*
Director Jungbauer's report highlighted noted the current positive balance of $54,236 in the Recreation Fund at the end of August 2026, with upcoming expenses including staff wages, utility bills, & fall uniforms.

9. PUBLIC HEARINGS

a. None

10. OLD BUSINESS

a. None

11. NEW BUSINESS

a. Discussion and possible motion 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 a 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. Administrator Ryer summarized the application for both items 5a and 5b at the same time noting the Plan Commission unanimously recommended approval for both items.

Supervisor Lechner made a motion 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 and allowing the use of gravel as opposed to paving the driveway and parking areas, finding 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.

Supervisor Pipkorn seconded, and the motion carried unanimously.

b. Discussion and possible motion on an 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 [NW ¼ Sec. 17, 16.48 acres, zoned A-1 Agricultural District, owner Michael Oppermann]*

Administrator Ryer summarized the application for both items 5a and 5b at the same time noting the Plan Commission unanimously recommended approval for both items.

Supervisor Lauer made a motion to approve 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, 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.
(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.
(d) Consideration has been 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.

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.

Supervisor Pipkorn seconded, and the motion carried unanimously.

c. Discussion and possible motion 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 that 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.

Chairman Salvaggio made a motion to approve a conditional use permit for 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) Conform to zoning district regulations. The conditional use application shall conform to all applicable regulations of the district in which it is located.

Supervisor Lechner seconded, and the motion carried unanimously.

d. Discussion and possible motion on a signage variance request by Ryan Theis of Cedar Creek Motorsports located at 7518 STH 60 [Applicant: Ryan Theis & Brett Cottrell on behalf of Cedar Creek Motor Sports, 9.02 acres, zoned B-3 Business District]*

Ryan Theis and Brett Cottrell, on behalf of Cedar Creek Motorsports, submitted an after the fact sign variance request for a wall sign that was installed in March of 2026 for the business located at 7518 STH 60. The applicant's wall sign proposal meets code, except for size.

The applicant's Director of Marketing, Julie Newhauser, discussed the variance request based on the unique corner positioning of the building entrance and the idea of including the south-facing wall in the calculation for the sign size.

Chairman Salvaggio made a motion to approve the variance request. Supervisor Lechner seconded, and the motion carried unanimously.

e. Discussion and possible motion delegating to the Plan Commission the responsibility to hold the public hearing(s) for the 2026 zoning code text/map update/amendment project pursuant to Town Code Sec. §320-130*

Town Code allows the Board to delegate the responsibility to hold the public hearing(s) related to the Zoning Code & Map update to the Plan Commission. This would allow public comment to be gathered ahead of the Town Board consideration and not on the night of anticipated Board action.

Supervisor Lechner made a motion to approve delegation of the responsibility to hold the public hearing(s) related to the Zoning Code & Map update to the Plan Commission. Supervisor Lauer seconded, and the motion carried unanimously.

f. Discussion and possible motion setting a Trick-or-Treat date and time for 2026*

Supervisor Lechner made a motion to set the Trick-or-Treat date and time for the Town of Cedarburg to match the City of Cedarburg and be held on Saturday, October 31st, from 5pm-8pm.

g. Verbal update on the Stormwater Utility Project*

Town Engineer Hartjes introduced himself and discussed the open houses that were held on September 2nd. He characterized the events as successful with the non-residential property meeting having a larger attendance than the residential property meeting. While some of the non-residential property owners disagreed with the assessment, there was a correlation with ponds being present on the property. The explanation of pond impact on downstream facilities assisted with understanding the process. In terms of the residential open house, attendants were generally looking for more information.

h. Update on 2027 budget timeline*

The 2027 budget timeline was provided.

12. CLOSED SESSION

a. The Town Board may go to closed session pursuant to:

i. Wisconsin Statutes Sec. 19.85(1)(e) to "Deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session," in regard to discussion on Bridger Cell Asset, LLC request to suspend their land lease agreement for the Cell Tower at Pleasant Valley Park & Trails.
Supervisor Lauer made a motion to enter closed session at 7:31pm. Supervisor Lechner seconded, and the motion carried unanimously by a roll call vote.

b. Reconvene to open session and the regular order of business
Supervisor Lauer made a motion to reconvene to open session at 7:41pm. Supervisor Pipkorn seconded, and the motion carried unanimously.

13. Discussion and possible motion related to closed session business*

a. Discussion and possible motion on Bridger Cell Assets, LLC request to suspend their land lease agreement for the Cell Tower at Pleasant Valley Park & Trails.
No action was taken.

14. ADJOURNMENT

Supervisor Lauer made a motion to adjourn the meeting at 7:42 pm. Supervisor Pipkorn seconded, the motion carried unanimously and the meeting adjourned.

Respectfully Submitted,

Sara Jacoby
Assistant Administrator/Clerk