

**TOWN OF CEDARBURG  
PLAN COMMISSION MEETING MINUTES  
July 18, 2018**

Present: David Salvaggio, Dan Wundrock, Mark Wittenberg, Anne Lewandowski, Wayne Pipkorn

Also Present: Tim Rhode, Administrator, Eric Ryer, Assistant Administrator/Clerk

Excused: Rick Goeckner, Ralph Luedtke

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

Chairman Salvaggio called the regular meeting to order at 7:00 pm. The meeting began with the Pledge of Allegiance.

**2. MINUTES OF PREVIOUS MEETING:**

**a. Approval of May 16, 2018 Plan Commission Meeting Minutes\***

Commissioner Pipkorn moved and Commissioner Wundrock seconded a motion to approve the minutes from May 16, 2018. The motion passed unanimously.

**3. PUBLIC HEARING**

a. None

**4. OLD BUSINESS**

a. None

**5. NEW BUSINESS**

**a. Discussion and possible direction regarding a major land division concept plan for the property located at 809 Granville Road [Owner: James Wiechert, 39.64 acres, NE ¼ Sec. 30]\***

Dick Barbour of Westbrook Development submitted a concept application to discuss a potential nine lot Estate residential development on the property located at 809 Granville Road. Mr. Barbour had previously discussed the idea of an active senior development for this parcel in 2015, which ultimately did not proceed past the concept stage. The lot sizes shown on the concept plat range from 4.0 to 4.81 acres per lot, meeting requirements in the E-1 district.

Mr. Barbour reviewed the concept plan with the Commission, noting lots 8 and 9 would enter off of Granville Road, and lots 1-7 would enter off of Sherman Road using a shared driveway. It was noted that land divisions that abut section line roads should have a 100 foot (perpendicular to the road right-of-way) non-access planting strip easement to be provided along the entire frontage length of the future land division. The layout of the development was discussed, noting lot configurations and wetlands taken into account. It was noted all the existing structures would be raised as part of the plan. Staff clarified that the planting strip could be located in a common open space, or as an easement of private property. Mr. Barbour noted he was aware a fire cistern would be required of the development, and the lots would meet the 75' front yard setback from the private driveway easement.

The consensus of the Commission was for Mr. Barbour to move forward with submitting a preliminary plat application.

**b. Discussion and possible direction on an ordinance to amend Chapter 320: Zoning, relating to regulations regarding permitted accessory structures in residential districts\***

This topic was last discussed in 2014, when the Board approved a pair of ordinances that made changes to accessory structure size and height in several residential districts. At that time, it was not

uncommon for residents to request an increase to the allowable size for accessory structures. The ordinances seem to have addressed residents' desire for additional space due to the lack of size variance requests, however, staff has been fielding more questions regarding accessory structure height.

Chairman Salvaggio noted modern ranch homes often have a much steeper roof pitch, which affects the height of the accessory structure. Bob Tenges of 1556 Whitetail Lane spoke, suggesting the Commission consider regulations that would apply to older subdivisions, and separate set of regulations for newer subdivisions to account for the different styles of development that occur over different periods of time. He also noted their homeowner's association recently amended their rules to allow for outbuildings up to 1,500 square feet, where their rules previously did not allow for any outbuildings. Any such outbuilding must match materials and appearance. He suggested the Commission consider that higher heights be allowed, but none higher than the principal structure.

Commissioner Lewandowski was in favor of allowing taller outbuildings, but none higher than the principal structure. Commissioner Wittenberg questioned how the grade of the lot would be factored. Chairman Salvaggio recommended they be measured base to peak, not based on grade of the lot.

Following discussion, the Plan Commission directed staff to bring back some options at the next meeting.

## **6. ADJOURNMENT**

Commissioner Lewandowski moved to adjourn the meeting. Commissioner Pipkorn seconded, the motion carried unanimously and the meeting was adjourned at 7:44p.m.

Respectfully Submitted,

Eric Ryer  
Assistant Administrator/Clerk