

City of Cumberland Planning Commission Meeting Minutes

City of Cumberland Planning Commission meeting minutes, Thursday, February 19, 2026, at 9:00 a.m. at City Hall.

Those present were John Anderson, Gary Gannon, Tom Schroeder, Mayor Shoemaker, Arlene Frisinger, Randy Reeg and other citizenry. Absent: Paul Flottum, Kip Wiita, and Tom Goldsmith.

Mayor Shoemaker called the meeting to order at 9:00 a.m.

A motion was made by Schroeder, seconded by Anderson, to approve January 22, 2026, meeting minutes. Motion carried.

Public Hearing was opened at 9:14 a.m.

Public Comment

Rich Rydberg asked who controlled the dam and the water flow.

Ian Haugen wanted to know who was going to enforce the 35-foot buffer zone on the lake.

Public Hearing was closed at 9:22 a.m.

A motion was made by Schroeder, seconded by Gannon, to recommend to council the adoption of the proposed amendment to the Municipal Code 17.36 Shoreland Zoning. Motion carried.

Discussion regarding accessory structure square footage limitations in MC 17.25(e) R-1 Single Family. Examples of this will be brought back to the March meeting.

Discussion regarding Conditional Use in R-1 regarding duplexes. Consider removing from the Municipal Code the Conditional Use in R-1. Bring it back to the March meeting.

A motion was made by Schroeder, seconded by Gannon, to adjourn at 9:40 a.m. Motion carried.

Respectfully submitted by,

Arlene Frisinger, Clerk

ORDINANCE NO. 2026-821

An Ordinance to Amend Section 17.25(4) of the City of Cumberland Code of Ordinances Removing Two-Family Dwellings as a Conditional Use in R-1

The Common Council of the City of Cumberland, Wisconsin, do ordain as follows:

Section 1. Amendment.

Section 17.25(4) of the Code of Ordinances of the City of Cumberland is hereby amended to remove subsection (a) "Two-family dwellings." The remaining subsections shall be relettered accordingly.

Section 17.25(4) shall read as follows:

- (4) **CONDITIONAL USES.** See § 17.70.
- (a) Accessory apartments, subject to the following provisions:
 - 1. Only one apartment will be allowed in a single-family dwelling.
 - 2. The single-family dwelling in which the accessory apartment is created shall be owner occupied.
 - 3. The accessory apartment shall be designed so that to the degree reasonably feasible, the appearance of the building remains that of a single-family dwelling unit. Any new entrances shall be located on the side or in the rear of the building.
 - 4. One off-street parking space shall be provided for the accessory apartment, plus the required off-street parking for the single-family dwelling unit.
 - 5. The accessory apartment shall have at least 350 square feet of floor area.
 - 6. The single-family dwelling in which the accessory apartment is created shall be a minimum of 10 years old.
 - 7. Any other appropriate or more stringent conditions deemed necessary by the Planning Commission to protect public health, safety and welfare and the single-family character of the neighborhood.
- (b) Conversions of single-family dwellings to not more than 2 dwelling units per structure, provided the following requirements are met:
 - 1. The single-family dwelling must have a floor area in excess of 1,400 square feet, exclusive of porches, garages and basements.
 - 2. Lot area per dwelling unit must not be less than 2,000 square feet.
 - 3. Floor area per dwelling unit must not be less than 500 square feet.
 - 4. Off-street parking requirements for 2-family dwelling must be met.
 - 5. The converted dwelling shall retain the appearance of a single-family dwelling with no major structural alterations to the exterior other than required means of egress from dwelling units. All fire escapes or stairways leading to the second floor must be enclosed.

6. Separate and complete sanitary and kitchen conveniences shall be provided for each dwelling unit.

(c) Bed and breakfast establishments, subject to the following provisions:

1. The bed and breakfast establishment shall be owner occupied.

2. Bed and breakfast establishments shall require a permit in accordance with Ch. HFS 197, Wis. Adm. Code.

3. Off-street parking provisions shall be required.

(d) Elementary, junior and senior high schools.

(e) Fire stations.

(f) Churches and cemeteries.

(g) Museums, libraries and community centers not conducted for profit.

(h) Nursing homes, homes for the elderly and hospitals.

(i) Golf courses.

(j) Group day-care centers licensed for 9 or more children, subject to all State licensing requirements.

(k) Community living arrangements which have a capacity for 9 or more persons.

(l) Private lodges and clubs.

(m) Public and private facilities, such as water wells, water and sewage pumping stations, water storage tanks, electrical power substations, telephone exchanges, microwave radio towers, sewage disposal plants, municipal incinerators, power plants, shops and storage yards.

(n) Funeral homes and chapels, without crematoria.

(o) The location of a pre-existing accessory structure on a lot that has no principal structure as a result of subdividing the larger parcel, provided that the following requirements are met:

1. Required lot dimensions for the lot proposed to be created cannot otherwise be met.

2. Setbacks of the accessory structure will be met.

3. A permit for a principal structure or the conversion of the accessory to principal structure shall be obtained within a period of time set by the Planning Commission.

4. Plan Commission determines that there is no alternative to subdividing the existing lot.

5. The Planning Commission may attach any conditions that will further the aims of this chapter that are consistent with existing planning and zoning code.

Section 2. Severability.

If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions of this Ordinance that can be given effect without the invalid provision.

Section 3. Effective Date.

This Ordinance shall take effect upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED this 8th day of April 2026.

Daniel C. Shoemaker, Mayor

Date Adopted: _____

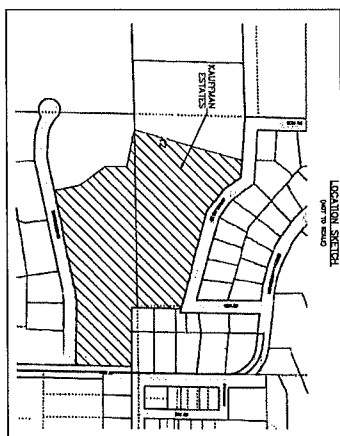
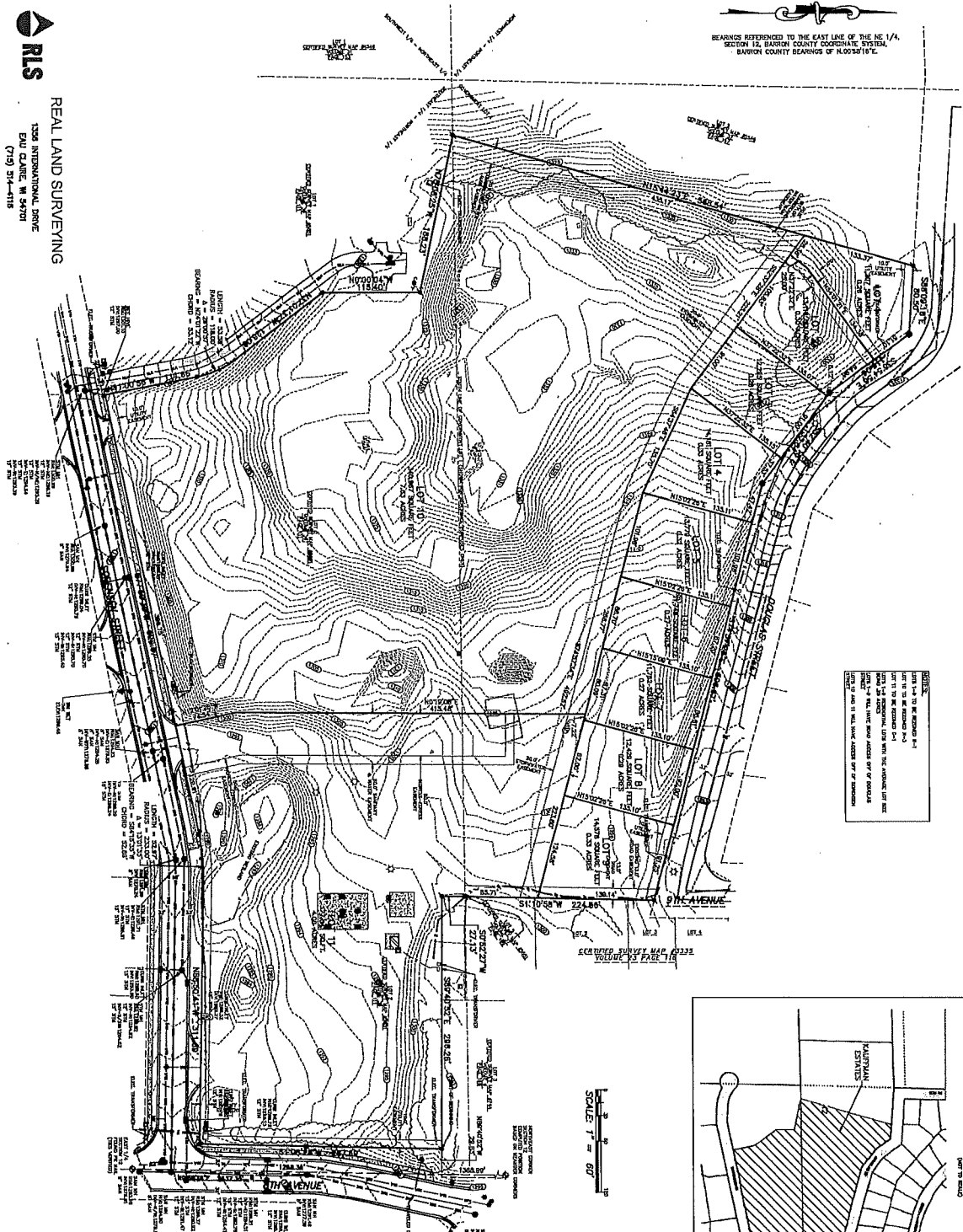
Date Published: _____

Effective Date: _____

ATTEST:

This ordinance was passed by the Common Council of the City of Cumberland, Barron County, Wisconsin, at a duly noticed and convened regular meeting held on _____, 2026.

Arlene Frisinger, Clerk



- [illegible]

LANDOWNERS/SUBOWNERS

- KATFAN ESTATES LLC
2205 US HIGHWAY 53
BARBOURVILLE, W 56613

APPROVING AUTHORITIES:

- CITY OF CAMDENLAND

SURVEYOR:

- PETER J. CARMAN, R.L.S. No. 2279
12345 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54601

[illegible]

PRELIMINARY PLAT OF
KAUFFMAN ESTATES
IN GOVERNMENT LOT 1 AND
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 WEST,
CITY OF CUMBERLAND, BARROW COUNTY, WISCONSIN