

Planning Commission Agenda

There will be a meeting of the City of Cumberland Planning Commission on Thursday June 25, 2026, at 9:00 a.m. at the Cumberland City Hall, 950 1st Ave. for a regular meeting to consider the following agenda:

1. Call meeting to order
2. Approval of April 23, 2026 meeting minutes
3. Discussion and possible action relating to approval of a CSM for the Kauffman bungalows on Carlone Street
4. Discussion and possible action relating to Ordinance 2026-825 "An Ordinance Amending Section 14.07 Regarding Building Permit Requirements"
5. Discussion and possible action relating to Ordinance 2026-826 "An Ordinance Amending Section 17.14(3) Regarding Non-Conforming Structures"
6. Discussion and possible action relating to excavation permit requirements in non-Shoreland Zoning Districts
7. Discussion and possible action relating to interpretations within the Shoreland Zoning Overlay District including:
 - a. Mitigation requirements when impervious surface is between 15% and 30%
 - b. Defining "Maintenance of an existing shoreland buffer" in Section 17.36(18)(c)
8. Discussion and possible action relating to review and approval of new Zoning Permit application forms and various fees contained therein
9. General updates and discussion of future agenda items.
10. Adjourn

Randall D. Reeg, City Administrator

City of Cumberland

715-822-2752

*It is possible that a quorum of the Common Council may attend this meeting. This constitutes a meeting of the Common Council and must be noticed as such, although the Common Council will not take any formal action at this meeting

City of Cumberland Planning Commission Meeting Minutes

City of Cumberland Planning Commission meeting minutes, Thursday, April 23, 2026, at 9:00 a.m. at City Hall.

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

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

A motion was made by Goldsmith, seconded by Flottum, to approve March 26, 2026, meeting minutes. Motion carried.

Public Hearing was opened at 9:01 a.m.

Discussion regarding the rezoning of parcels for the Kauffman Estate.

Public Hearing was closed at 9:12 a.m.

A motion was made by Schroeder, seconded by Gannon, to approve the Final Plat for the Kauffman Estates and send it to council for approval. Motion carried.

A motion was made by Schroeder, seconded by Goldsmith, to approve the rezoning of Kauffman Estates parcel, 212-8178-11-075, from T-1 zoning designation to a combination of R-1, R-3, and C-1 contingent on approval of the Final Plat. Motion carried.

Discussion regarding sign ordinance. No action was taken.

A motion was made by Goldsmith, seconded by Gannon, to adjourn at 9:47 a.m. Motion carried.

Respectfully submitted by,

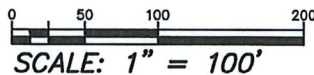
Arlene Frisinger, Clerk

BARRON COUNTY CERTIFIED SURVEY MAP

LOCATED IN THE NORTHWEST ¼ OF
THE SOUTHEAST ¼, SECTION 12,
TOWNSHIP 35 NORTH, RANGE 14 WEST,
CITY OF CUMBERLAND, BARRON COUNTY, WISCONSIN
BEING ALL OF LOT 63,
CUMBERLAND WESTSIDE DEVELOPMENT,
DOCUMENT #902617



⊕ NORTH ¼ CORNER
SECTION 12
FOUND 1" SURVEY SPIKE
(TIES VERIFIED)

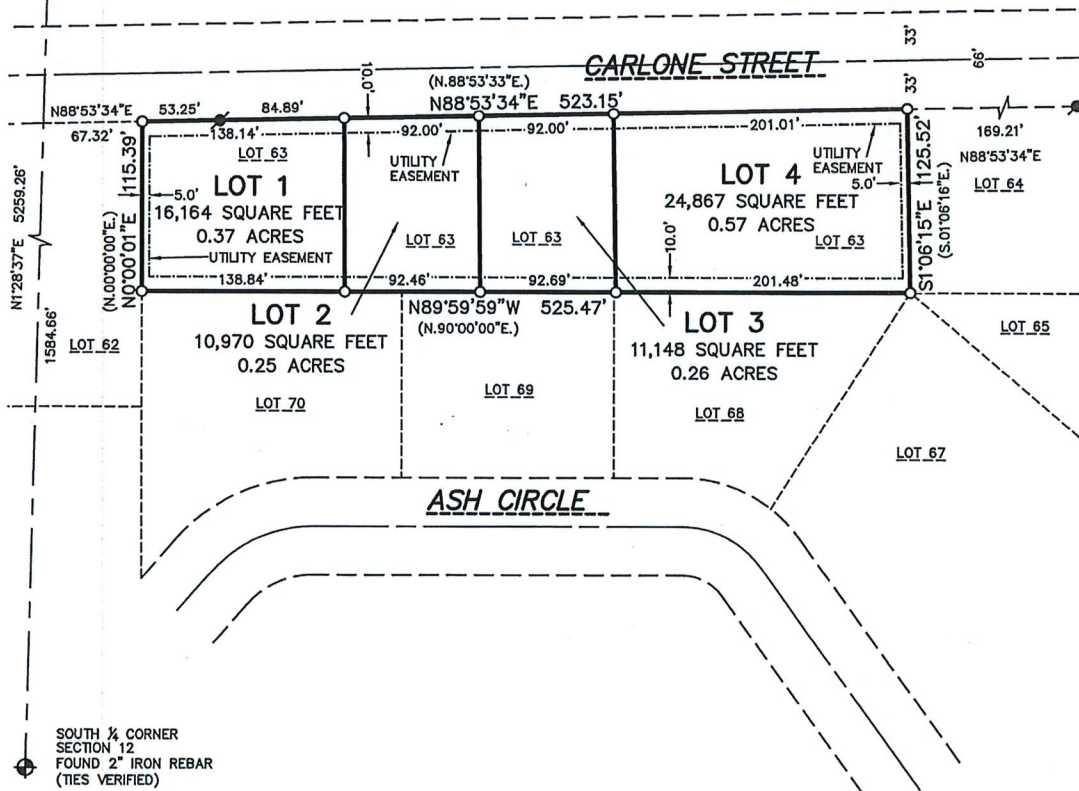


LEGEND

- ⊕ FOUND 3/4" REBAR
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
WEIGHING 1.13 POUNDS PER LINEAR FOOT
- () RECORDED AS



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE
SOUTHEAST ¼, SEC. 12
ASSUMED BEARING OF N01°28'37"E



BARRON COUNTY CERTIFIED SURVEY MAP

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼,
SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 WEST,
CITY OF CUMBERLAND, BARRON COUNTY, WISCONSIN
BEING ALL OF LOT 63, CUMBERLAND
WESTSIDE DEVELOPMENT, DOCUMENT #902617

SURVEYOR'S CERTIFICATE:

I, JEREMY D. SKAW, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF J&A NORTHWEST, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS
REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND
LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼, SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 WEST, CITY OF
CUMBERLAND, BARRON COUNTY, WISCONSIN, BEING ALL OF LOT 63, CUMBERLAND WESTSIDE DEVELOPMENT, DOCUMENT
#902617; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOT 63, CUMBERLAND WESTSIDE DEVELOPMENT, DOCUMENT #902617

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND
DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE
WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF
CUMBERLAND, BARRON COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____, DATED THIS _____ DAY OF _____, 2026
JEREMY D. SKAW, P.L.S. NO. 3228

CERTIFICATE OF THE CITY OF CUMBERLAND:

THE CITY OF CUMBERLAND HEREBY CERTIFIES THIS CERTIFIED SURVEY MAP COMPLIES WITH THE CITY OF CUMBERLAND'S
MUNICIPAL CODE SUBDIVISION ORDINANCE.

APPROVED THIS _____ DAY OF _____, 2026

DANIEL C. SHOEMAKER, CITY OF CUMBERLAND MAYOR

Owner:

J&A Northwest
2872 U.S. Highway 63
Barronett, WI 54813

ORDINANCE NO. 2026-825

An Ordinance Amending Section 14.07 Regarding Building Permit Requirements

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

SECTION 1: Section 14.07 Amended.

Section 14.07 of the Municipal Code is hereby amended to read as follows:

14.07 BUILDING PERMIT REQUIRED.

Prior to commencing any of the following work, the owner or agent shall obtain a valid permit from the Municipal Building Inspector as follows:

- (1) New buildings exceeding 120 square feet.
- (2) Additions that increase the physical dimensions of a building, including decks.
- (3) Alterations to the building structure and alterations to the building's heating, electrical or plumbing systems.
- (4) Replacement of major building equipment, including furnaces and central air conditioners. Water heater replacements shall require a permit if the plumbing, venting, electrical or gas supply systems are altered.
- (5) Restoration or repair of an installation to its previous code compliant condition as determined by the Building Inspector is exempted from permit requirements. Residing re-roofing and finishing of interior surfaces, and installation of cabinetry shall be exempted from permit requirements. However, unless structural calculations are provided, no more than 2 layers of roofing shall be installed on a roof.
- (6) Commercial buildings are included in electrical permit requirements.

SECTION 2: This Ordinance shall take effect upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED this 7th day of July 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

ORDINANCE NO. 2026-826

An Ordinance Amending Section 17.14(3) Regarding Non-Conforming Structures

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

SECTION 1: Section 17.43(3) Amended.

Section 17.14(3) of the Municipal Code is hereby amended to read as follows:

Section 17.14(3) Nonconforming Structures

(3) NONCONFORMING STRUCTURES.

(a) Purpose and Intent.

A nonconforming structure is a structure that was lawfully erected or lawfully existing at the time of its construction but which does not conform to one or more dimensional, area, height, setback, lot coverage, or similar regulations of the zoning district in which it is located due to the subsequent adoption or amendment of this Chapter.

It is the intent of this subsection to permit the continued use, maintenance, repair, renovation, remodeling, restoration, reconstruction, and rebuilding of legal nonconforming structures in accordance with Wisconsin Statutes while preventing the creation or expansion of nonconformities except as expressly authorized herein.

(b) Continuation.

Any lawfully established or existing structure that does not conform to the dimensional or area regulations of the district in which it is located shall be deemed a legal nonconforming structure and may continue to exist and be used subject to the provisions of this Chapter.

(c) Repair, Maintenance, Renovation, Remodeling and Rebuilding.

A legal nonconforming structure may be repaired[CG1.1], maintained, renovated, or remodeled, without the need for a variance, provided such work does not increase the degree of nonconformity unless otherwise authorized by this Chapter or required by applicable state or federal law. This includes, without limitation, ordinary maintenance, replacement of materials, and interior or exterior improvements necessary to keep the structure in safe, functional, or habitable condition. Such repair, maintenance, renovation, or remodeling shall not be deemed an enlargement or expansion of the structure solely because it involves replacement or modernization of existing components.

No provision of this subsection shall be interpreted to prohibit ordinary upkeep or to require a structure to deteriorate or become unsafe.

(d) Damage or Destruction.

A legal nonconforming structure that is damaged or destroyed by violent[CG2.1] wind, vandalism, fire, flood, ice, snow, mold or infestation may be restored, reconstructed, or rebuilt to the size, location, and use that existed immediately prior to such damage or destruction, as documented by reliable evidence, including without limitation photographs, insurance records, surveys, or site plans, provided the restoration, reconstruction, or rebuilding does not increase the degree of nonconformity except as necessary to comply with applicable state or federal requirements.

Reconstruction shall not be prohibited solely because the extent of pre-damage nonconformity can no longer be precisely measured, provided the reconstruction does not expand the nonconforming dimensions beyond a reasonable approximation of prior conditions.

(e) Enlargement or Expansion.

No legal nonconforming structure shall be enlarged, expanded, extended, relocated, or altered in a manner that increases the degree of nonconformity. Additions, expansions, or alterations that fully comply with the dimensional and area regulations of the zoning district and do not increase the degree of nonconformity shall be permitted.

(f) Relocation.

A legal nonconforming structure may be relocated on the same lot or parcel provided the relocated structure complies with all applicable provisions of this Chapter, does not increase the nonconforming aspects of the structure, or results in a reduction of the existing nonconformity.

(g) State and Federal Requirements.

Nothing in this subsection shall prohibit the enlargement, expansion, reconstruction, or modification of a legal nonconforming structure when such action is the minimum necessary to comply with applicable state or federal requirements.

(h) Nonconforming Uses.

Nothing in this subsection shall be interpreted to alter, expand, or modify the regulations applicable to nonconforming uses, which shall remain subject to the provisions of subsection 17.14(2).

SECTION 2: This Ordinance shall take effect upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED this 7th day of July 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

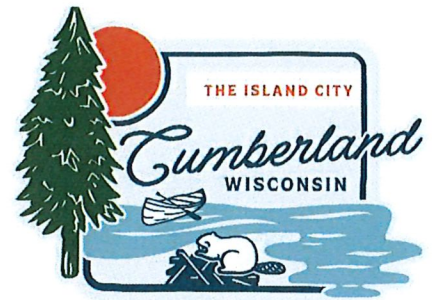
CITY OF CUMBERLAND, WISCONSIN

Daniel C. Shoemaker, Mayor
Randall D. Reeg, Administrator
Arlene Frisinger, Clerk
Lori Nyhus, Treasurer

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cityadmin@cityofcumberland.net
clerk@cityofcumberland.net
treasurer@cityofcumberland.net

Phone: 715.822.2752
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Cumberland, WI 54829



www.cityofcumberland.net

June 19, 2026

TO: Mayor Shoemaker and Plan Commission

FROM: Randy Reeg, City Administrator

RE: **Excavation Permits and Interpretations within the Shoreland Zoning Overlay District**

There are two items on the Plan Commission agenda for Thursday June 25th that do not have specific documents for inclusion in the packet, but are important nonetheless. Here is a little background on each to help prepare you for the discussion:

Agenda Item #6: Excavation Permits in non-Shoreland Zoning Districts:

During our recent re-write of the Shoreland Zoning code, we spent some time revising the permit requirements for excavations in the shoreland setback area. However, we appear to be silent on and have not historically enforced (to my knowledge) excavation in non-shoreland areas. Regardless of what zoning district in which a project occurs, we have an obligation to ensure that excavation work is undertaken with proper erosion control measures, and that it does not create public nuisances by seriously altering stormwater flow. Our new Zoning Permit forms, which will be reviewed later on the agenda, are designed to gather data on excavations—we simply need to establish thresholds for when permitting is required.

Agenda Item #7: Impervious Surfaces and Buffer Zones in the Shoreland Overlay District:

- a) During our recent Shoreland code rewrite, we established impervious surface standards. If construction falls between 15% and 30% of impervious surface, we require mitigation. We need a determination on whether that is in addition the mitigation required by the original project (meaning the applicant would be required to achieve 4 mitigation points rather than just 2). I believe the answer is yes, since a project under 15% would/could still require mitigation. The language was written to make more than 30% impervious surface prohibited, less than 15% desirable, and 15%-30% allowable but with mitigation—which to me is a separate event triggering mitigation. We need to formally establish our legislative intent.
- b) The mitigation section of our Shoreland code requires the accumulation of 2 mitigation points for a mitigation-triggering event. We award two points for “maintenance of an existing shoreland buffer”. We need to establish a formal interpretation of what qualifies as this activity. Does simply not disturbing the land in the shoreland buffer qualify?