

Planning Commission Agenda

There will be a meeting of the City of Cumberland Planning Commission on Thursday, October 22, 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 September 24, 2026, meeting minutes
3. Discussion and possible action relating to preliminary review of an application for PUD overlay zoning designation for the Kauffman Bungalows in TID#9 called "The Cottages at Island Glen".
4. General updates and discussion of future agenda items.
5. Adjourn

Arlene Frisinger, Clerk

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, September 24, 2026, at 9:00 a.m. at City Hall.

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

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

A motion was made by Schroeder, seconded by Gannon, to approve August 20, 2026, meeting minutes. Motion carried.

Discussion regarding excavation permit requirements in non-shoreland zoning districts. No action taken.

A motion was made by Schroeder, seconded by Flottum, to recommend to council the approval of the CSM to split Parcel #212-8179-02-055 on Industrial Avenue. Motion carried.

A motion was made by Goldsmith, seconded by Gannon, to adjourn at 9:08 a.m.

Respectfully submitted by,

Arlene Frisinger, Clerk



Real Land Surveying
1356 International Drive
Eau Claire, WI 54701
(715) 514-4116

09/11/2026

Rezone Narrative – The Cottages at Island Glen

PROJECT

J & A Northwest Construction is interested in developing 2.93 acres of land located along the south side of Carlone Street. The 8-lot preliminary plat of THE COTTAGES AT ISLAND GLEN is a proposed single-family residential development. Lots 2-8 will contain economy-sized single-family homes with a detached single car garage in the backyard.

The site is adjacent to the intersection of Carlone Street and 14th Avenue. Portions of this site were recently CSM'ed to create four buildable lots for the owner. The 2.93 acres is comprised of the land of CSM #xxxx and lot 63 of the plat of *CUMBERLAND WESTSIDE DEVELOPMENT*. The applicant is interested in rezoning the property from the R-3 district to the planned unit development (PUD) district. This zoning district would accommodate the request of reduced minimum lot sizes and minimum lot widths. We will be submitting a preliminary plat concurrently with this rezone request.

This site layout does not contain newly platted/constructed streets or any type of capital improvements. Based on as built plans provided by CBS², the proposed development can simply use the stubbed sanitary and water laterals along the south side of Carlone Street. Each of the proposed seven residential lots would have their own driveway onto Carlone Street, as well as their own sanitary and water service laterals.

LOT SIZE AND WIDTH

The minimum lot size for the R-3 zoning district is 10,000 square feet. The smallest proposed lot in this development (Lot 3) is 5,423 square feet. Lots 3-7 range from 5,423 – 5,601 square feet in area. The minimum lot width for R-3 is 80 feet; lots 3-7 all have a lot width of 46 feet.

The main purpose of this rezone request to a PUD zoning district is to allow for a reduction to the minimum lot size and minimum lot width, per the preliminary plat of: THE COTTAGES AT ISLAND GLEN. The preliminary plat includes all lot widths and areas



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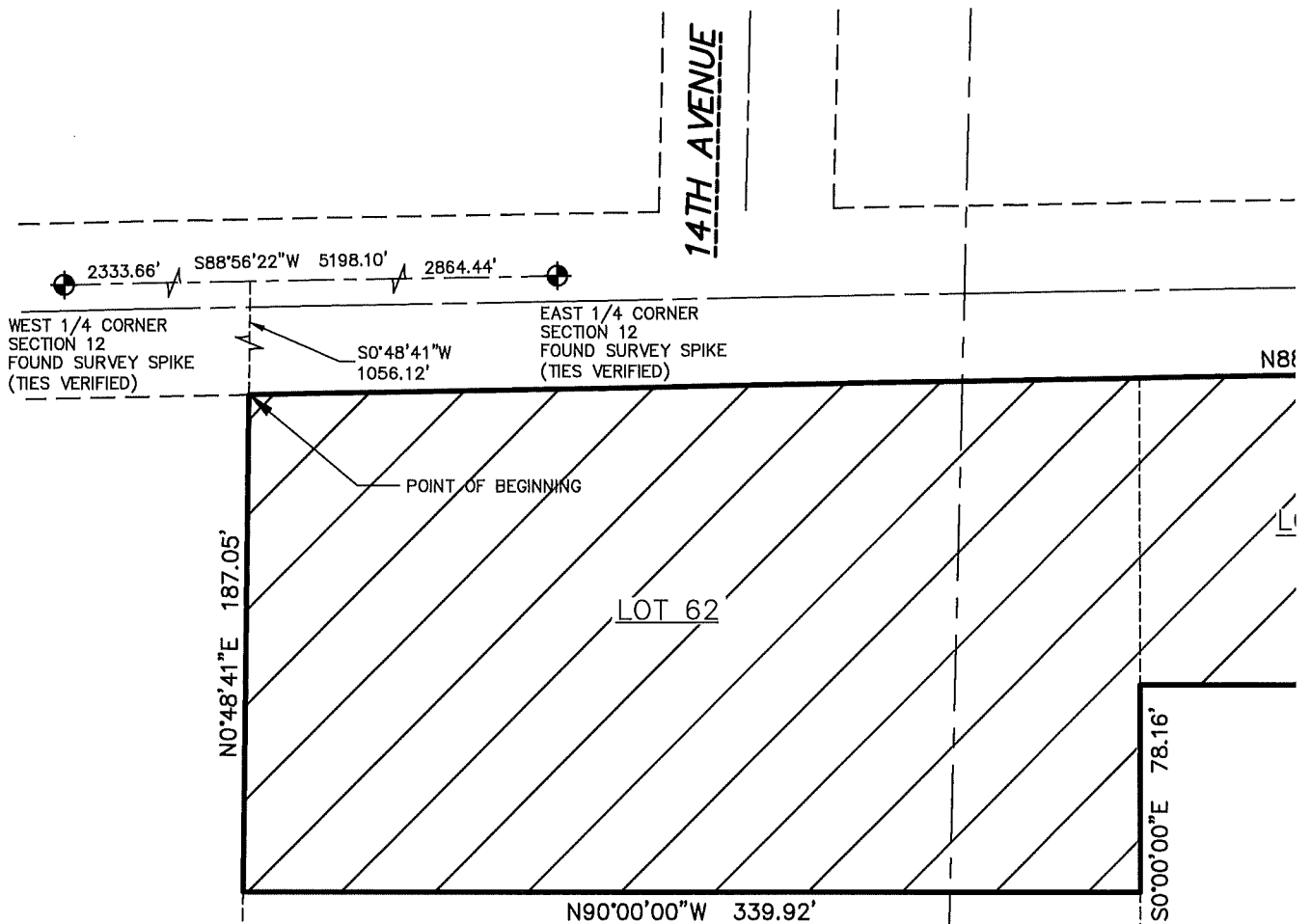
- Minimum parcel size
 - Requirement is 2 contiguous acres, this site total 2.93 contiguous acres spanning five platted lots
- Density and yard requirements (Building setbacks and building standards will match those of the R-3 zoning district):
 - Principal building front yard setback: 25 feet
 - Principal building side yard setback: 8 feet; 20 feet aggregate
 - Principal building rear yard setback: 25 feet
 - Setback for accessory structure: 18"
 - Accessory building lot coverage: 35% of the rear yard
 - Accessory building size: 1,500 square feet maximum
- Building height
 - Maximum principal building height: 35 feet
- Screening at perimeter of planned unit development
 - Fences, walls or vegetative screening shall be provided along the perimeter of the planned unit development where needed to shield residents or visitors to the planned unit development.
- Off-street parking
 - This PUD is designed for single family homes, which requires 2 parking spaces per unit
- Signs
 - No signs are being proposed for this PUD
- Preservation and maintenance of open spaces
 - The delineated wetland areas on lot 8 of the preliminary plat of THE COTTAGES AT ISLAND GLEN will be preserved as 'open space' for as long as the area is still considered wetland.

Jeremy Skaw, P.L.S.

Field Supervisor

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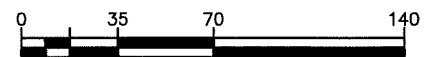
REZONE DESCRIPTION FROM R-3 -> PUD

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 12; THENCE N.88°56'22"E., A DISTANCE OF 2333.66 FEET; THENCE S.00°48'41"W. A DISTANCE OF 1056.12 FEET TO THE POINT OF BEGINNING; THENCE N.88°53'33"E., A DISTANCE OF 860.48 FEET; THENCE S.01°06'17"E., A DISTANCE OF 125.52 FEET; THENCE N.90°00'00"W., A DISTANCE OF 525.47 FEET; THENCE S.00°00'00"E., A DISTANCE OF 78.16 FEET; THENCE N.90°00'00"W., A DISTANCE OF 339.92 FEET; THENCE N.00°48'41"E., A DISTANCE OF 187.05 FEET, TO THE POINT OF BEGINNING.

LEGEND



AREA TO REZONE FROM R-3 -> PUD
±2.93 ACRES



SCALE: 1" = 70'



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CADD No. 26092

WEST 1/4 CORNER
SECTION 12
FOUND SURVEY SPIKE
(TIES VERIFIED)

S88°56'22"W 5198.10'

2636.49'

66'
14TH AVENUE

66'

5.0' EXISTING
UTILITY
EASEMENT

337.33'

OUTLOT 3

S0°48'41"W 187.05'

LOT 62

LOT 1
64,427 SQUARE FEET
1.48 ACRES

CUMBERLAND WESTSIDE DEVELOP.

EXISTING
EASEMENT

5.0' EXISTING
UTILITY
EASEMENT