

**CITY OF CEDARBURG  
BOARD OF APPEALS MEETING  
SEPTEMBER 25, 2024 – 6:00 P.M.**

A meeting of the Board of Appeals of the City of Cedarburg, Wisconsin, will be held on **Wednesday, September 25, 2024 at 6:00 p.m.** at City Hall, W63 N645 Washington Avenue, Cedarburg, WI, second floor Council Chambers and also online utilizing the Zoom link: <https://us02web.zoom.us/j/87130448617>

**AGENDA**

1. **CALL TO ORDER** - Vice Chairperson elect
2. **ROLL CALL:** Present - Tom Mesalk, Megan Torres, Douglas Yip, Tim Schelwat  
  
Excused - Aaron Olejniczak  
  
Also Present- Building Inspector Jeff Thoma, City Attorney Johnathan Woodward, City Clerk Tracie Sette
3. **STATEMENT OF PUBLIC NOTICE**
4. **DISCUSSION AND POSSIBLE ACTION ON ELECTION OF VICE-CHAIRPERSON**
5. **DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF MINUTES – July 15, 2024\***
6. **PUBLIC HEARING – APPEALS REQUEST – HAMILTON ROAD – PARCEL 13-051-01-05-000**

The Board of Appeals will consider the request from Oliver Fiontar LLC, appealing an order to Cease Use and Vacate Property located at N37 W6584 Hamilton Road, 13-051-01-05-000, pursuant to City of Cedarburg Ordinance Section 13-1-203.
7. **DELIBERATION AND ACTION ON THE REQUEST FROM OLIVER FIONTAR LLC – HAMILTON ROAD PARCEL 13-051-01-05-000**
8. **PUBLIC HEARING – REQUEST FOR VARIANCE – ST JOHN AVENUE PARCEL 13-077-01-10-000\***

The Board of Appeals will consider the petition of John Hill and Kristen Nelson for a variance to waive the requirement of percentage of lot area at

the above property located at W65 N673 St. John Avenue, 13-077-01-10-000.

Section 13-1-47(5) The sum total of the floor area of the principal building and all accessory buildings shall not exceed 36 percent of the lot area; and the lot coverage for the principal buildings and accessory buildings shall not exceed 30 percent of the lot area.

A variance granted by the Board of Appeals is necessary to waive the requirement of lot area and/or lot coverage.

9. DELIBERATION AND ACTION ON THE REQUEST OF JOHN HILL AND KRISTEN NELSON, ST JOHN AVENUE PARCEL 13-077-01-10-00

10. PUBLIC HEARING – REQUEST FOR VARIANCE – WASHINGTON AVENUE PARCEL 13-022-09-022-00\*

The Board of Appeals will consider the petition of Peter and Laurie Wegner for a variance to waive the requirement of the number of allowable accessory structures at the above property on Washington Avenue, parcel 13-022-09-022-00.

Section 13-1-101(5) Accessory uses and detached accessory structures are permitted in the rear yard only except where they may be permitted in PUD Planned Unit Development Overlay Districts; they shall not be closer than ten (10) feet to the principal structure, shall not exceed 20 feet in height, and shall not be closer than three (3) feet to any lot line nor five (5) feet to an alley line. All accessory structures combined, in a single-family and two-family residential district, shall not exceed 720 square feet in area. A maximum of two detached accessory structures are allowed on a residential lot. Appeals for a waiver to the restriction on the size of accessory structures shall be made to the Cedarburg Plan Commission. For double-frontage lots, accessory structures shall comply with the building setback requirements as stipulated in section 13-1-105 of this Zoning Code. In RM-2 Districts, detached garages may also be allowed as a conditional use in interior side yards and such garages shall be subject to the same maximum height limits and minimum yard requirements as noted herein in subsection (g). Approval of interior side yard detached garages shall include a landscaping plan to enhance their visual appearance.

A variance granted by the Board of Appeals is necessary to waive the number of allowable accessory structures.

11. DELIBERATION AND ACTION ON THE REQUEST OF PETER AND LAURIE WEGNER, WASHINGTON AVENUE PARCEL 13-022-09-022-00

12. ADJOURNMENT

\* *Information attached for the Board; available through City Clerk's Office.*

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO  
ACCOMMODATE THE NEEDS OF INDIVIDUALS WITH DISABILITIES.  
PLEASE CONTACT THE CITY CLERK'S  
OFFICE AT (262) 375-7606  
E-MAIL: [cityhall@cityofcedarburg.wi.gov](mailto:cityhall@cityofcedarburg.wi.gov)

**MEMBERS – PLEASE NOTIFY THE CITY CLERK'S  
OFFICE IMMEDIATELY IF ARE UNABLE TO ATTEND THIS MEETING**

09/23/24 tas