

July 2, 2026

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:00pm by Mayor Deb Brown.

Roll Call: Alex Forer, Mary Horant, Brad Adamovich, Adam Grassl, John Hletko, Kim Schaffer and Deb Brown. Also in attendance Robin Ginner and Becky Bolte.

Motion by Grassl, 2nd by Horant to approve the minutes of the 6-4-2026 meeting. Carried, all.

a) Conditional Use Permit Public Hearing Continuation: Request by Amerco Real Estate Company/U-Haul for a conditional use permit to construct two (2) self-storage units totaling 51,977 square feet at 1100 N. Railroad Street, Eagle River, computer number 221-1019-06, in accordance with Chapter 106, Article VI, Division 7, Sec 106-473 Uses permitted by conditional grant, (8) Storage buildings not used for habitation – human or animal. Mayor Brown, per City Attorney Garbowicz, explained that today's public hearing, a continuation for determination of the 6-4-26 public hearing, was for the Commissioners to make decisions. Experts can/will be called to speak but the public comment portion was completed at the previous meeting. Additional written public communications were supplied to Commissioners for review. Shawn Odden, representative for U-Haul Company of WI, Dan Graf, representative for Aspirus, and Justin Vreeland, of Vreeland Engineering representing U-Haul, were present. U-Haul provided plans from Vreeland Associates Land Surveyors & Engineers: Existing and Proposed Site Plan, Proposed Grading Plan, Proposed Erosion Control Plan, Site Details Plan, Proposed Stormwater Plan and Detail, and Proposed Landscaping Plan. Ginner reported that updated engineering plans by Vreeland Associates Land Surveyors and Engineers had been supplied to the city to correct an error in elevations presented on plan and updated printed copies were provided to Commissioners and made available to meeting attendees. John Promer of the city retained Engineering firm, MSA Engineering, was present and presented MSA written recommendations after full review of the submitted U-Haul plans. Ginner provided a legal opinion by City Attorney Steve Garbowicz regarding five impact opinions submitted from multiple real estate agencies on the negative impact to property value of Bortolotti's Cin Cin if the storage facility were to build at this location. Garbowicz opinion that two of the letters, from Rudy Gudgeon of Wisconsin Investment Realty and James Mulleady of Shorewest Realtors, provided enough evidence that the Commissioners could use in their determination. Continued discussion of concerns. *Motion by Hletko, 2nd by Schaffer for discussion, to recommend City Council approval of the conditional use permit to Amerco Real Estate Company/U-Haul to construct self-storage units as presented in plan at 1100 N Railroad with the following conditions:*

- 1. Directional lighting followed as presented*
- 2. Siding is as presented*
- 3. Payment for construction damage to Airport Rd and Bluebird Rd as presented*
- 4. All MSA recommendations be followed for stormwater*
- 5. To provide monument signs for the businesses to the west of the subject property*

Discussion.

Motion by Hletko to amend motion, adding additional conditions:

- 6. Allow entrance off Airport Rd per plan*
- 7. Require landscaping as presented*
- 8. Construction vehicles are to use only Bluebird Rd to Airport Rd to Hwy 45 – not allowing use of Bluebird Rd South of property.*

Amended motion 2nd by Schaffer. Carried on a roll call vote 4/3 Ayes: Hletko, Schaffer, Grassl, Forer. Nays: Horant, Adamovich, Brown

b) Conditional Use Permit Public Hearing: The Vilas County Fair Board has submitted a request for a conditional use permit to allow camping by circus workers at the Vilas County Fairgrounds, July 13-15, 2026. The Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street, is described as Sect. 32, T40N, R10E, MILL LOT 1 COUNTY CLERK'S PLAT GOVT LOT 1 & PRT SE NE EXC 23-382, 196-598, 580174, 584885 RESOLUTION 441482. Ginner explained the use is allowed by conditional use and

that because of the dates requested and scheduled City Council meeting dates, the City Council pre-approved contingent on Planning Commission recommendation as approved by City Attorney Garbowicz. Jeff Kordus and Dale Ayers of the Vilas County Fair Board were present and explained that they are requesting camping be allowed for the circus performers. Discussion. Mayor Brown opened the Public Hearing for comments at 6:07PM. Kathryn Craffey of 202 N 3rd expressed concerns that the application was not submitted 30 days before as conditional use application states. Ginner confirmed the application is instructional not by ordinance. No other public comments. Mayor closed the public hearing at 6:10pm. Discussion. *Motion by Horant, 2nd by Schaffer to recommend City Council approval of a Conditional Use Permit to The Vilas County Fair Board to allow camping by circus workers July 13-15, 2026, at the Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street. Carried on a roll call vote, all.*

c) Conditional Use Permit Public Hearing: The Vilas County Fair Board has submitted a request for a conditional use permit to allow camping by carnival workers at the Vilas County Fairgrounds during the County Fair, August 13-16, 2026, with additional shoulder dates as required for set-up/tear-down of the fair attractions. The Vilas County Fairgrounds property, Parcel 221-182, 133 South Forrest Street, is described as Sect. 32, T40N,R10E, MILL LOT 1 COUNTY CLERK'S PLAT GOVT LOT 1 & PRT SE NE EXC 23-382,196-598,580174, 584885 RESOLUTION 441482: Mayor opened the Public Hearing at 6:14PM. No public comments. Mayor closed the Public Hearing at 6:15pm. *Motion by Grassl, 2nd by Horant to recommend City Council approval of a Conditional Use Permit to the Vilas County Fair Board to allow camping by carnival workers at the Vilas County Fairgrounds, parcel 221-182, 133 South Forrest Street during the County Fair, August 13-16, 2026, with additional shoulder dates as required for set-up/tear-down of the fair attractions. Discussion. Motion by Grassl, 2nd by Horant, to amend motion to specify shoulder days - that the total occupation is not to exceed 8 days. Carried on a roll call vote, all.*

d) Rezoning Public Hearing: Resolution to consider the rezoning and subsequent change to the Comprehensive Plan of the City of Eagle River, for Elm Drive properties listed below from Parks/Recreation to Office/Residential zoning classification: i) Tuff: Parcel #221-1058-5801, 1020 Elm Drive, SE-SE,Sect. 33, T40N,R10E, PRT SE SE. Full description in tax roll. ii)Hom: Parcel #221-1058-6012, SE-SE,Sect. 33, T40N,R10E, LOT 3 22CS212 CSM 5874 PRT SE SE. Full description in the tax roll. iii) Buskager: Parcel #221-1058-6011, 1025 Elm Drive, SE-SE,Sect. 33, T40N,R10E, LOT 2 22CS212 CSM 5874 FKA PRT SE SE EXC 540834: Ginner presented that the request was from city zoning not the residents to fix zoning where non-conforming use exists. The public hearing was opened at 6:23PM. Katie Hom was not in favor of changing her zoning classification on parcel 221-1058-6012. Buskager was in favor of Office/Residential rezone at 1025 Elm Drive, Tuff was not present. No other comments. Public hearing closed at 6:31PM. Discussion. *Motion by Horant, 2nd by Forer to recommend City Council adoption of Resolution to rezone and subsequent change to the comprehensive plan of the City of Eagle River to Office/Residential zoning classification for the Tuff and Buskager parcels only: Tuff: Parcel #221-1058-5801, 1020 Elm Drive and Buskager: Parcel #221-1058-6011, 1025 Elm Drive. Carried on a roll call vote. 6/1 Ayes: Horant, Forer, Adamovich, Hletko, Schaffer, Brown Nays: Grassl*

e) Dennis Meadows submitted a written withdrawal of request to purchase City-Owned Parcel Adjacent to 655 N Bond.

Motion by Horant, 2nd by Hletko to adjourn at 6:32PM. Carried, all.