

September 3, 2026

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:00pm by Commission President Kim Schaffer.

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

Motion by Forer, 2nd by Horant to approve the minutes of the 8-6-2026 meeting. Carried, all.

a) Public Hearing - Zoning Ordinance Amendment: proposed amendments to Chapter 106 – Zoning of the Municipal Code, specifically relating to permitted uses by conditional grant in the Highway Commercial District and the Industrial District. The proposed ordinance amendment would:

- Remove “Storage buildings not used for habitation – human or animals” from the uses permitted by conditional grant in the Highway Commercial zoning district under Section 106-473 of the City of Eagle River Zoning Ordinance; and

- Remove “Storage buildings not used for habitation – human or animals” from the uses permitted by right in the Industrial zoning district under Section 106-502 of the City of Eagle River Zoning Ordinance; and

- Add “Storage buildings not used for habitation – human or animals” to the uses permitted by conditional grant in the Industrial zoning district under Section 106-503 of the City of Eagle River Zoning Ordinance.

Ginner presented the ordinance amendment to move storage units out of Downtown Commercial and into Industrial with conditional grant following the public opposition to storage units following an application for storage unit build along Hwy 45 N. Schaffer opened the public hearing at 5:05PM. Ginner reported no public comments were received and no public requests to speak. Public hearing was closed at 5:05PM. Discussion. Industrial zoned parcels were identified throughout the city with implications of proposed amendment. Grassl stated the proposed amendment to the zoning code was an over correction with Forer in agreement. Grassl suggested removing bullet points two and three of the presented amendment completely. *Motion by Horant, 2nd by Schaffer for discussion, to recommend City Council approval of bullet point one amendment only; to amend zoning code by removing “Storage buildings not used for habitation – human or animals” from the uses permitted by conditional grant in the Highway Commercial zoning district under Section 106-473 of the City of Eagle River Zoning Ordinance. Discussion. Question called, motion failed, lack of a majority vote. Ayes: Horant, Schaffer Nays: Forer, Grassl*

b) Public Hearing – Recreational Easement Request: Request by River Trail Commission/Great Headwaters Trail Foundation for a Recreational Easement, Tax Parcel 221-187, Commencing at the Northeast Corner of Government Lot 2 of Section 32, Township 40 North Range 10 East, thence South on the East 1/8th line of said Section 32 to the intersection of the North line of the County Road; thence West along the North line of said County Road 4 rods; thence North and parallel with, and 4 rods distant from said 1/8th line, to the shore line of Eagle River at low water mark; thence Northeasterly along the shore of said Eagle River to the intersection with said 1/8th line which is the PLACE OF BEGINNING. Wisconsin Stat. § 62.22(1m) expressly authorizes a city's governing body to acquire and convey easements and other limited property interests for public purposes. Ginner presented River Trail Commission/Great Headwaters Trail Foundation (GHT); Perpetual Recreational Trail Easement Agreement with final language drafted by City Attorney Garbowicz, an updated full legal description of parcel, and a copy of a DOT email stating the DOT would not require snow removal from the recreational trail at this time. Ginner reported that Mike Sanborn from Light and Water has reviewed the proposed easement language and is ok with it. Schaffer opened the public hearing at 5:23PM. Ginner reported no public comments were received. Jeff Curtin from GHT explained the placement of the trail on the parcel near the hydrant to be between the street and the existing hydrant and reported that a majority of the easement agreements for the trail along this stretch have been obtained and signed. Schaffer closed the public hearing at 5:39PM. Grassl expressed concern that there is no language in the easement agreement about possible damage to city infrastructure and concern about the DOT snow removal correspondence stating the DOT would not

impose the requirement for snow removal of the trail “at this time”. Grassl questioned the lack of a city “out clause” in the agreement other than if mutually agreed upon. Gary Meister, GHT Board member, talked on how any DOT snow removal requirements in the future could be challenged when off of DOT ROW and reported that River Trail Commission is committed to/responsible for overseeing maintenance of the trail and GHT is in the process of establishing a maintenance fund for the trails in the system. Discussion. *Motion by Horant, 2nd by Forer to recommend City Council approval of the presented Perpetual Recreational Easement request by the River Trail Commission/Great Headwaters Trail Foundation for a recreational easement on tax parcel 221-187. Carried on a roll call vote. Ayes: Horant, Forer, Schaffer Nays: Grassl*

c) Sno-Eagles Building Request: SnoEagles is requesting permission to build a new groomer shed on DPW Shop property at 1020 Bluebird to accommodate their groomers and provide better facilities for their volunteers and club members. Howard Wolf, Sno-Eagles President, presented the Sno-Eagles need for a new building and presented a preliminary project plan to build on the northwest corner of the DPW shop parcel next to the Sno-Eagles current leased land for buildings. Ginner presented that DPW Foreman Brad Adamovich has no concerns about the proposal to lease the land at the DPW shop or with building an additional structure. Wolf reported they are looking to build within the next two to three years as funds are raised. The preliminary plan includes a public bathroom in the building. Forer confirmed that the Commission is being asked only to support and recommend the concept as the project is only in beginning stages. Horant supported the plan citing we are the Snowmobile Capital of the World and brings the associated economic boost to the city. *Motion by Grassl, 2nd by Forer to recommend City Council grants permission for the Sno-Eagles to pursue the process to build a new groomer shed on DPW Shop property at 1020 Bluebird to accommodate their groomers and provide better facilities for their volunteers and club members. Carried on a roll call vote, all.*

d) Discussion Only: Discussion, review and possible amendment of proposed changes to DRAFT § 106-273 of the Zoning Ordinance regarding stormwater management and drainage impacts from new construction. Public hearing to be scheduled according to state statute in October or November. Ginner presented a rough draft using a template provided by the North Central Regional Planning Commission regarding a possible code amendment to stormwater management. Discussion included draft being overly robust and discussion on parts of the presented amendment the Commissioners liked and disliked. Using Commissioners’ comments, Ginner will draft an updated revision for review. Item is postponed until October 1, regularly scheduled meeting.

Motion by Horant, 2nd by Grassl to adjourn at 6:19PM. Carried, all.