October 6, 2022

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:03pm by Hyslop.

Roll Call**:**  Adam Grassl, Mike Adamovich, Mary Horant and Deb Brown. Also in attendance; Robin Ginner and Becky Bolte. Kim Schaffer arrived at 5:10pm.

*Motion by Brown, 2nd by Adamovich to approve the minutes of the previous meeting. Carried with Mary Horant abstaining.*

a) Public Hearing; Nicolet National Bank has submitted a conditional use permit application requesting permission to construct a *Bank with Drive Through Facilities* according to Article IV, Division 7, Section 106-473 Uses Permitted by Conditional Grant in the Highway Commercial zoning district to be located at 400 East Wall Street, City of Eagle River, Vilas County, Wisconsin. The parcel number is 221-694. Legal description: 507-492 LOTS 8,9,10,11,12,13 & N1/2 OF THE N1/2 LOTS 14,15,16 BLK 5 ORIGINAL PLAT OF EAGLE RIVER. REI Engineering presented plans for the reconstruction of the Nicolet National Bank located at 400 E Wall St. Ginner stated her concerns over making the entrance to the alley both an entrance and exit. Adamovich stated concerns over making the current alley an exit on Wall St due to congestion of pedestrians and traffic around the post office. Mayor Hyslop stated he would like to keep the logical flow of traffic, exiting the bank on 2nd Street, halfway down to block to allow for cars being backed up at stop signs at both ends of the block on 2nd St. REI Engineering agreed that the traffic control plan could be adjusted to meet the concerns of the Commission. REI Engineering stated they are shrinking the footprint of the building from the current approximate of square footage of 13,000, down to a proposed 6800 square feet. The small parking lot closest to Pine St will be turned into a full green space. The drive thru lanes will be wider and the visibility to the left when exiting the drive thru into the alley will be opened up. Motion by Horant, 2nd by Brown to recommend that the City Council approves the conditional use permit for Nicolet National Bank with condition that traffic will only exit to the South onto Pine from the alley. Called on a roll call vote all

b) Public Hearing; The Planning Commission will consider the following change to the Municipal Zoning Code regarding the maximum height of fencing in the required front set-back or along any City street to accommodate typical, commercially-available cyclone fencing.

**ARTICLE V, SECTION 106-274 FENCING, subsection *(5)*** The maximum height for any fence, landscape wall or decorative post will be no greater than ***four feet*** within a required front set-back of any residential property, or along any City street. When located along the non-street side or rear set-back of a residential property, no fence, landscape wall or decorative post will exceed six feet. Barbed wire fencing is not permitted when adjoining a residential property.

Bolte shared her experience in trying to obtain three-and-a-half-foot black cyclone fencing required for her property located along Division, stating it was a special-order height, as four foot was standard starting height in the black. Discussion by the Commission on all the possible exceptions that would need to be addressed if fencing ordinance was to be all inclusive of every situation. Mayor Hyslop suggested we leave Article V, Section 106-274 Fencing, subsection (5) as is currently stated and investigate how the Commission could look at exceptions on a case by nature. Ginner to speak to City Attorney to obtain information on whether exceptions should be done by a conditional use permit or if there is other verbiage that could be used to give the Commission control to look at exceptions. Fencing ordinance will be brought back to the Planning Commission at the next regular meeting to discuss options.

c) For Discussion: Address numbering - suggested addition to **ARTICLE III, DIVISION 1, *SECTION 106-153 ADDRESSING:*** *A property's address must be clearly visible from the street on which the address is assigned, with numbers in a high-contrast color as to easily be identifiable.*  There are number of houses within the City with no or non-conforming address number signs making it difficult to identify house numbers. The lack of highly visible address number signs could lead to delays from EMS in the case of an emergency. Ginner reported that our current Ordinance is wordy and she would like to edit to simplify. Eagle River Fire Chief Michael Anderson spoke and recommended that an information campaign be done to remind residents of the importance of visibility of the house number for their own personal safety. A letter will be sent out with property tax bills in December as a reminder. Ginner to investigate availability of conforming numbers for signage to give residents direction as to where to purchase if their home needs updating.

d) Building Plans for Rotary Square construction 2023, presented by Karen Margelofsky, Eagle River Revitalization Director, on behalf of the Building sub-committee: The commission was presented with site plans drawn up by Mountain Engineering, Inc. Margelofsky requested the Planning Commission accept the concept/plan as presented so ERRP can proceed with plan to bid process. *Motion by Adamovich, 2nd by Brown to recommend to the city council that Eagle River Revitalization proceed with Rotary Square Construction concept as presented. Carried.*

e) Appointment of seventh member to the Planning Commission to comply with State Statute 63.23 (1) (a); City ordinance 66.34: The Commission discussed possible community members that may be interested. Ginner to reach out to see if someone will accept the position.

*Motion by Horant, 2nd by Schaffer to adjourn at 5:57pm.*

 Beck J Bolte – Clerk