

May 5, 2022

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

Roll Call: Kim Schaffer, Adam Grassl, Bill Doerr, Mary Horant, Mike Adamovich. Also in attendance; Robin Ginner and Becky Bolte

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

a) Ken Biegel requesting annexation of property, consisting of 5.48 acres, located at 5012 State Highway 70 West, from the Town of Lincoln into the City of Eagle River, Vilas County, Wisconsin. The parcel number is 14-1727-10. Legal Description: LOT 1 8CS184 PRT GOVT LOT 4 S32 & PRT GOVT LOT 7 S29 LOTS 6,7,8,9 SANBORN CO SUB WITHDRAWL 491993; Section 32, Town 40, Range 10E. COMPLETE LEGAL IN TAX ROLL. Recommended zoning designation: Office Residential: Property is known as the Riverdale. Sewer and water services, installation the responsibility of the owner, to go under Hwy 70. Biegel presented plans for the parcel. After much discussion on shoreline setbacks, Mayor Hyslop reminded Commission that annexation of property is the only item on the agenda. Biegel reported that he was there to get setback information and information to confirm he could do what he planned at the location. Commission advised Biegel to research specific shoreline regulations with DNR. Grassl confirmed the property would not create an island, there is a connecting lot across Hwy 70, reiterated that once annexation is done, it will not be undone. Discussion on Office Residential zoning recommendation. Grassl asked if split zoning would be an option after the parcels are split with all confirming that would make sense. At 5:17PM, the Commission tabled the item to give Biegel a chance to discuss annexation moving forward or not with his partner/son TD Biegel.

b) St. Peter the Fisherman Parish is seeking a conditional use permit to install a sign in the Catholic portion of the Eagle River Cemetery. The sign will be posted permanently at the entrance to the Catholic section of the cemetery. The cemetery is located at 1079 East Wall Street, Eagle River. The parcel computer numbers are 221-1059/221-972, and the property is legally described as E 326.8' NW NW LNG N HWY 45 EXC 296-614 F/K/A 1-1,2, Section 34, Town 40, Range 10E. COMPLETE LEGAL IN TAX ROLL: Katie Rheinschmidt, representing St Peter the Fisherman Parish, presented Commission with explanation and similar sign photo. Grassl confirmed that sign would be placed coming off of Wall Street and that all setback requirements were met. Ginner responded that there are very few requirements as the cemetery is zoned Parks and Recreation, but all requirements are met. Horant felt the sample sign photo was aesthetically similar to the Eagle River sign. *Motion by Horant, 2nd by Grassl to recommend to City Council that a conditional use permit be issued to St. Peter the Fisherman Parish to install a permanently posted sign at the entrance to the Catholic section of the Eagle River Cemetery. Carried on a roll call vote*

c) The Eagle River Revitalization Program is seeking a conditional use permit to post a sign at 229 E. Wall Street to promote fundraising efforts for development of the Community Square project. The 4' x 8' sign will be posted mid-lot, facing Wall Street for 18 months, or until the end of their fundraising campaign, whichever comes first. The property is located at 229 E. Wall Street. The parcel computer number is 221-546, and the property is legally described as E32' LOT 7 & LOT 8 BLK 1 PLAT NE NW, Section 33, Town 40, Range10E. COMPLETE LEGAL IN TAX ROLL. Grassl did not see the need for conditional use permit. Ginner confirmed the need as the City owns the property and a 3rd party is

requesting the permit. *Motion by Grassl, 2nd by Horant to recommend to City Council that a conditional use permit be granted to post a sign at 229 E Wall Street to promote fundraising efforts for development of the Community Square Project. Carried on a roll call vote*

d) The Eagle River Revitalization Program presented draft plans for phase one development of the Community Square Project. *Motion by Horant, 2nd by Adamovich to recommend to City Council to grant ERRP permission to install 60', from Wall Street back, of fake turf, pet station, additional picnic tables, cantilever umbrellas, and additional trash and recycling containers. Carried on a roll call vote*

e) Eagle River Properties of Jericho, Vermont, dba Advanced Welding Institute, is seeking a conditional use permit to construct multi-family housing at 555 Enterprise Drive, Eagle River. The proposed housing development will consist of up to 8 units (three to four buildings) in a duplex style to be constructed at the property described as: Parcel 5. A parcel of land being a part of Outlot 10 of the COUNTY CLERK'S PLAT of Government Lot 1 and the SE¼ of the NE¼, and located in the SE¼ of the NE¼, Section 32, Township 40 North, Range 10 East, City of Eagle River, Vilas County, Wisconsin. Computer number 221-181-02. COMPLETE LEGAL IN TAX ROLL. Cathy Huber, representing Eagle River Properties presented the request for conditional use permit allow contractors to begin work. *Motion by Horant, 2nd by Adamovich to recommend approval of conditional use permit to Eagle River Properties, DBA Advanced Welding Institute, to construct up to four duplexes consisting of four beds and 2 baths on each side of duplex. Carried on a roll call vote.*

Convened back to a) Ken Biegel returned to meeting. Mayor Hyslop and Doerr expressed to Biegel that the Commission could not provide legal counsel regarding what could and could not be done at the location. Biegel chose to go ahead with annexation process. *Motion by Horant to recommend annexation of 5012 State Highway 70 West with office residential zoning designation, 2nd by Grassl. Carried on a roll call vote.*

Motion by Grassl, 2nd by Horant to adjourn.

Beck J Bolte – Clerk