

August 1, 2024

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

Roll Call: Adam Grassl, John Hletko, Mike Adamovich, Deb Brown and Kim Schaffer. Also in attendance; Robin Ginner, Becky Bolte

Motion Grassl, 2nd by Adamovich to approve the minutes of the 6/6/24 meeting. Carried, all.

a) Public Hearing. Andrew Van Dyke is requesting a waiver of Item 3. Structures of the Tamarack Business Park Restrictive Covenants, in regard to Lot 12, parcel #221-1056-20, described as SE-NE, Sect. 33, T40N,R10E, which states “The primary approved use structure to be placed upon any property purchased within the Tamarack Business Park shall be constructed and completed within one year from the date of purchase of the subject real estate upon which the structure is being placed.” Andy VanDyke presented that he wants to put in a fully functional auto repair shop on Lot 12 of the Tamarack Business Park, adding he would also like to add a car wash on Lot 12. VanDyke stressed that he is not asking for a waiver of the one-year completion requirement in the Tamarack Business Park Restrictive Covenants, he is asking for an extension, requests to have 18 – 20 months from the date of purchase to complete, with August 30, 2024, as the expected closing date. Hletko questioned the time of year at end of extension stating that it made more sense to him to give 24 months so the completion extension wouldn't be ending in the builders off season. Schaffer disclosed that she works at Northwood Title, and they have been hired to do research and insure this property. Schaffer opened the public hearing. Scott Ripple, owner at 615 Commerce Loop neighbors the property in question. Ripple wanted to verify Van Dyke knew of the wetlands on property and wanted to be sure wetland were not filled, causing water spill over onto his property. Van Dyke responded that the layout of the plot won't be anywhere near the wetland area. Schaffer closed the public hearing. Grassl stated that the expectation would be all other items in Covenant be adhered to. *Motion by Brown, 2nd by Hletko to recommend to Council to approve the request of waiver of item #3 in the Tamarack Business Park Restrictive Covenants, (primary structure shall be constructed and completed within one year from the date of purchase), for Andrew Van Dyke, with recommendation to Council to approve an extension up to 24 months from the date of purchase. Carried on a roll call vote. Ayes: Brown, Hletko, Grassl, Adamovich, Schaffer. Nays: None*

b) Public Hearing. Pre/3, LLC is requesting a zoning change from Highway Commercial to Multi-Family Residential for Parcel #221-1060-05, described as NW-NE, Sect. 34, T40N,R10E, PRT NW NE EXC 507081,547546,593411. The parcel is located at the northeast corner of US Highway 45/East Pine Street, Wall Street, and State Highway 70 East. Ginner presented Pre/3 is looking to build a multi-family development of up to 36 units on proposed parcel 221-1060-05. It is zoned Highway Commercial and applicant is asking for a zoning change to Multi-Family Residential. Developer Brandon Robaidek was available via zoom. Schaffer opened the public hearing. Jason Numrich of 1515 E Wall expressed concerns of re-zoning effects on his property. Numrich asked about city sewer/water connection requirements for his home once the development connects to the City sewer and water, as he currently is not hooked up to the city system. Numrich asked about how close the buildings will be to his lot and location of access for the development. Ginner stated that there is a requirement to connect if within 100' of utilities and stated the plans and layout for the property development are expected in September. Schaffer closed the public hearing. Discussion. Grassl stated the multi-family zoning request doesn't seem out of place for the parcel as it is surrounded by all purpose and residential. *Motion by Grassl, 2nd by Brown to recommend to City Council to approve the zoning request change for parcel #221-1060-05, located at the NE corner of US Hwy 45/East Pine Street, Wallstreet, and State Hwy 70 E, from Highway Commercial to Multi-Family Residential with recommendation to update the City of Eagle River Comprehensive Plan. Carried on a roll call vote. Ayes: Grassl, Brown, Hletko, Adamovich, Schaffer Nays: None*

c) Public Hearing. Pre/3, LLC is requesting a conditional use permit to build a multi-family housing complex consisting of up to 36 units, pursuant to Zoning Section 106-393 Uses permitted by conditional grant: (6) Multi-family housing in excess of two units on Parcel #221-1060-05, described as NW-NE, Sect. 34, T40N,R10E, PRT NW NE EXC 507081,547546,593411. The parcel is located at the northeast corner of US Highway 45/East Pine Street, Wall Street, and State Highway 70 East. Developer Brandon Robaidek was available via zoom and gave a recap of the anticipated project. Robaidek stated that they are currently working on Phase 1; 3 apartment complexes with 12 units each, totaling 36 total units. Because there are more than two units per building, they would require a conditional use permit. Robaidek laid out expected timeframe: If conditional use permit is granted, they would come back in September 2024 with site plans and begin breaking ground shortly after that on Phase 1 of the project, with the potential of Phase 2 and 3 adding 2 buildings of 12 units each for a total of 60 possible total units. Brown asked if it would be affordable housing, with Robaidek stating that the units would be market rate. The buildings will be two stories with some one-bedroom but mostly two-bedroom units. Discussion. Schaffer opened the public hearing. Deb Numrich voiced concerns for privacy between her parcel at 1515 E Wall Street and the development. Schaffer closed the public hearing. Discussion. Grassl reiterated privacy concerns with neighbors to the developer and suggested maintaining trees along common borders to be part of the site plan. *Motion by Hletko, 2nd by Grassl to recommend to Council to approve a conditional use permit to Pre/3 LLC to build a multi-family housing complex consisting of up to 36 units on parcel 221-1060-05, with additional condition of site plan approval. Carried on a roll call vote. Ayes: Hletko, Grassl, Adamovich, Brown, Schaffer Nays: None*

d) Approval of subdivision map for Elm Drive property, Parcel #221-1058-5800 described as SE-SE,Sect. 33, T40N,R10E, PRT SE SE ORDINANCE 529833 EXC 540834. Ginner presented two separate surveys from Maines & Associates depicting different 3 parcel splits of the main parcel. The existing City stump dump is located on proposed Lot 1, consisting of 7.21 acres on both options and Adamovich confirmed appropriate room for expansion. The land sale would fund the dog park on Adams Road. Discussion on pros and cons of each of the two presented splits. Discussion centered around choosing best option for buildable land due to the wetland areas on the parcel. Map 1 gives more building room up front, closer to Elm Drive. Adamovich confirmed with Ginner that the snowmobile trail would stay as is. *Motion by Grassl, 2nd by Hletko to recommend to City Council to proceed with presented Subdivision Map 1 on Elm Drive with Lot 2 that has a 100' property line length on northeast boundary for subdivision of parcel 221-1058-5800. Carried on a roll call vote. Ayes: Grassl, Hletko, Adamovich, Brown, Schaffer Nays: None*

e) For Discussion Only: Interest in pursuing any changes to the zoning code to allow conditional use for secondary residences in single-family residential zoning. Ginner presented options for addressing the housing shortage. Discussion. Karen Margelofsky provided a publication from the League of Wisconsin Municipalities on options. Direction to Ginner to proceed with pursuing options to bring back to the Council.

Motion by Hletko, 2nd by Adamovich to adjourn at 6:15pm.

Becky J Bolte – Clerk