

February 6, 2025

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

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

Motion Grassl, 2nd by Hletko to approve the minutes of the 1/9/25 meeting. Carried, all.

a) Public Hearing: Premier Eagle River, LLC is requesting a conditional use permit to build a multi-family housing complex consisting of up to 48 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. Ginner presented this is the second phase of the development. The first phase is underway and consists of three apartment buildings of 12 units per building. The second phase is for four apartment buildings of 12 units per building. Representing Premier Eagle River LLC, Brandon Robaidek and Bob Murray were available via Zoom. Public Hearing opened at 5:10PM by Mayor Hyslop. Michael Navine, 328 White Pine, had submitted an email concern and was present at the hearing stating he was the representative for the White Pine Dr neighborhood. Navine concern was tenants trespassing on their private property to get to neighboring businesses. Murray/Robaidek responded that they will address it if it happens, would be open to a fence if the problem arose. Murray stated they do have a straight-line access to White Pine along utility path. The complex will have a near full time on-site managers to contact with any problems. Murray also stated they would not be putting in berm around property and intend to keep as many trees as possible. With no other comments, the Public Hearing was closed at 5:20PM. Discussion. Landscaping will be done with tree planting. *Motion by Grassl, 2nd by Horant to recommend to City Council the approval to Premier Eagle River, LLC for a conditional use permit for Phase II of the project to build a multi-family housing complex consisting of up to 48 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, with the condition that Pine Haven Drive remain as the only named road that extends through the whole development. Carried on a roll call vote, all.*

b) Approval to sell Parcel #221-995 at the southeast corner of N. Indiana Street and E. Hospital Road. .82 acres, zoned Office Residential, and described as SE-NW, Sect. 28, T40N, R10E, PRT SE NW EXC 430-5. Ginner presented that this was brought up by Kyle Anderson Green Superintendent as the property is not being used and the golf course doesn't have use for it. Discussion on usage and property topography. *Motion by Horant, 2nd by Brown to recommend to City Council the approve selling parcel #221-995 at the southeast corner of N. Indiana Street and E. Hospital Road. .82 acres, zoned Office Residential, and described as SE-NW, Sect. 28, T40N, R10E, PRT SE NW EXC 430-5 with the recommendation to City Council that the purchaser must develop the property within twelve months. Carried on a roll call vote, all.*

c) Approval to sell Parcel #221-457 on the west side of Bond Street at the T-Docks boat landing, zoned Single-Family Residential, and described as Sect. 28, T40N,R10E, PRT OUTLOT D LAKE PARK ADDN. Discussion. *Motion by Hletko, 2nd by Horant to postpone discussion until after the Sheriff sale of 635 N Bond is complete, sale scheduled for 2/20/25. Carried, all.*

d) Working Draft amendment recommendation for Auxiliary Housing Units in Single Family residential zoning district, for public hearing in March 2025. Ginner presented the draft ordinance and stated that this is being brought to the Commission to help address current housing/affordable housing

shortages. Discussion on benefits, primary dwelling square footages, garage apartments, lot sizes, greenspace, and densification. Ginner provided a legal opinion on the draft ordinance from City Attorney Garbowicz and a booklet from League of WI Municipalities that addresses housing access and affordability. Ginner to bring back to the Planning Commission in March 2025 but without the public hearing at that time, allowing Commissioners to do some research.

e) Working Draft amendment recommendation for Visibility Triangle ordinance, for public hearing in March 2025. Ginner presented that this has come about due to visibility/safety complaints on Silver Lake Road. Discussion. Working draft will be brought back to Planning Commission in March 2025 but without the public hearing at that time.

f) Easement approval for Silver Lake Road, along east property line of Parcel #221-982, to allow for road construction project scheduled for Summer 2025. Ginner presented the easements are for property along Silver Lake Road on Jon Cooks property. MSA recommended getting easements due to ROW concerns of existing road not being entirely in the ROW for which the ROW was reserved. Ginner has spoken with Jon Cook and Trustees have been notified. *Motion by Hletko, 2nd by Horant to recommend City Council approval of ROW easement agreement and temporary construction easement agreement for Silver Lake Road along NW corner of parcel as presented. Carried on a roll call vote, all.*

Motion by Horant, 2nd by Hletko to adjourn at 6:30pm.

Becky J Bolte – Clerk