

March 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, Kim Schaffer, Deb Brown, and Jeff Hyslop. Also in attendance; Robin Ginner and Becky Bolte Absent: John Hletko, Mike Adamovich, and Mary Horant

Motion Schaffer, 2nd by Brown to approve the minutes of the 2-6-2025 meeting. Carried, all.

Confirmation of a quorum present.

a) Public Hearing: Tammy Rabenberg and Kyle Schnieder are requesting annexation of property, consisting of 1.46 acres located at 4412 East Wall Street, from the Town of Lincoln into the City of Eagle River, Vilas County, Wisconsin. The parcel number is 14-1804. Legal Description: All that part of the NE 1/4 of the NW 1/4, Section 34, Township 40 North, Range 10 East, Town of Lincoln, Vilas County, Wisconsin, lying North of the centerline of Highway; which Highway is a continuation of Wall Street East, the Town of Lincoln, Vilas County, Wisconsin; EXCEPTING THEREFROM those parcels of land conveyed in the following: Volume 73 Deeds, page 520; Volume 78 Deeds, page 483; Volume 64 Deeds, page 574; Volume 115 Records, page 278; Volume 372 Micro Records, page 584; Volume 372 Micro Records, page 585; Volume 421 Micro Records, page 295 and Volume 433 Micro Records, page 678: Rabenberg, Schnieder, and Pat Crum were in attendance for the petitioners. Schaffer disclosed she has researched this property in connection with her job with no request to have Schaffer abstain from discussion heard. Ginner presented that the petitioners came to the City to request an annexation and have submitted a Petition for Direct Annexation pursuant to Section 66.0217(2) of Wisconsin Statutes. Ginner stated that the petitioners have been notified that, within a 12 month timeframe, they will be responsible for abandoning the existing well and septic and they must install a grease trap. Grassl confirmed that the Highway Commercial zoning classification is consistent with the surrounding area. Mayor Hyslop opened the Public Hearing at 5:05PM. With no comments or objections heard, the Public Hearing was closed at 5:06PM. Motion by Brown, 2nd by Grassl to recommend City Council approval of annexation of property petition by Tammy Rabenberg and Kyle Schnieder, to annex 1.46 acres located 4412 East Wall Street, Town of Lincoln, parcel number 14-1804, into the City of Eagle River, Vilas County, Wisconsin as presented. Carried on a roll call vote, all. Ayes: Brown, Grassl, Schaffer, Hyslop Nays: None

b) Public Hearing: The City of Eagle River Planning Commission will hold a public hearing to seek input on a proposal by the Eagle River Pickleball Club to develop a 12 court pickleball complex, with permanent off street parking to the North in the old ice rink site. The proposed location for the project is the field behind City Hall at 525 E. Maple Street, Eagle River, identified as Parcel Number 221-463, legally described as: Sect. 28, T40N, R10E, LOTS 1-13 BLK 1 OF MCINTYRE ADDN & VAC PORTION OF SHERIDAN ST ADJ AT NORTH DESC 88-584A. Request Withdrawn by Eagle River Pickleball Association.

c) Premier Eagle River, LLC architectural plans to construct Phase 2 of a multi-family housing complex consisting of up to 48 units, on Parcel #221-1060-05, described as NW-NE, Sect. 34, T40N, R10E, PRT NW NE EXC 507081, 547546, 593411. Conditional Use Permit approved February 11, 2025. Representing Premier Eagle River LLC, Brandon Robaidek and Bob Murray were available via Zoom. Architectural and lighting site plans were provided to the Commission for review. Schaffer confirmed that no comments have been received from the public in opposition to the plans. Grassl confirmed that provided Phase II site plans were the same/similar to those approved with Phase I of the development. *Motion by Grassl, 2nd by Schaffer to recommend City County approval of the Premier Eagle River LLC architectural and lighting plans as presented to construct Phase 2 of a multi-family housing complex consisting of up to 48 units on parcel 221-1060-05, described as NW-NE, Sect. 34, T40N, R10E, PRT NW NE EXC 507081, 547546, 593411. Conditional Use Permit approved February 11, 2025. Carried on a roll call vote, all. Ayes: Grassl, Schaffer, Brown, Hyslop Nays: None*

d) Request from the Eagle River Revitalization Program to amend Farmers Market Shed placement approved in September 2024. Margelofsky, representing Eagle River Revitalization Program and Farmers Market, presented via zoon. Margelofsky presented that after further investigation of the layout of the previously approved Farmers Market shed, the end of Ohio Street placement would fall into the snowmobile trail due to setback requirements. The current placement proposal would be at the location of the current Farmers Market sign (Across from 606 and 622 N Michigan - placed in front of the wooded area separating the two). In conjunction with the new locations, the Farmers Market current sign would be relocated to the area at the end of Ohio Street. Discussion on utility enhancements. Schaffer confirmed with Margelofsky that Mike Sanborn, Eagle River Light Water Utility Manager, is OK with the utility changes associated with the change. Margelofsky confirmed that neighbors had been contacted with Pattens and Smalls giving approval, H&R Block building owner Annis not in favor in having the shed at the original location at the end of Ohio, previous support shown by McDonald, and no response from Scharf. Schaffer confirmed that City Hall had received no comments from the public. Margelofsky had personally notified all neighbors of the agenda item and encouraged neighbors to attend Planning Commission meeting. *Motion by Grassl, 2nd by Brown to recommend City Council approval to amend the September 2024, Farmers Market shed placement, to the area where the existing sign is located, on City property across from 606/622 N Michigan pending the moving of the Farmers Market sign to the city property used for the farmers market at the end of Ohio Street. Carried on a roll call vote, all. Ayes: Grassl, Brown, Schaffer, Hyslop Naves: None*

e) 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: Doug Nelson purchased the home located at 635 N Bond at the Sheriffs on 2/10/25, and was present. The city lot is a small parcel with river frontage directly across the street from 635 N Bond. Schaffer stated she would not want the parcel to be used commercially, suggesting one dock with one boat. Grassl expressed the river frontage parcel, 221-457, should be tied to the house on Bond so that it cannot be sold/leased and would remain an extension of the home at 635 N Bond. Nelson stated he is considering separating the parcel, 221-420, into Lot 13 and Lot 14 of Lake Park Addition subdivision for potentially building upon Lot 13. Discussion on the small piece of the city's riverfront parcel that would then extend into the separated Lot 13. Schaffer stated that the sale would not be open to other offers as the sale would be contingent on being contiguous to the parcels across Bond Street. *Motion by Grassl, 2nd by Brown to recommend City Council approval of selling city parcel #221-457 in two parts, functioning consistent with Single Family Residential, and with each part functioning as an extension of lots 13 and 14 respectively of the Lake Park Addition subdivision and each part shall not be sold independently or function independently of lots 13 and 14. Carried on a roll call vote, all. Ayes: Grassl, Brown, Schaffer, Hyslop Naves: None*

The foreclosure sale will not be confirmed until April. Ginner to work with Attorney Garbowicz on how to proceed with deed language.

f) Working Draft amendment recommendation for Auxiliary Housing Units in Single Family residential zoning district, for public hearing in April 2025: Ginner presented that this was being brought back from the February Planning Commission meeting discussion. Ginner presented the draft ordinance amendment and reminded that this is being brought to the Commission to help address current housing/affordable housing shortages. Discussion on densification and Commissions/Councils ability to limit. Discussion on only allowing only in R3 areas, eliminating in single- and two-family zoned areas. Commission to continue to investigate and will bring back to April Planning Commission meeting.

g) Working Draft amendment recommendation for Visibility Triangle ordinance, for public hearing in April 2025: Ginner presented that this has come about due to visibility/safety complaints on Silver Lake Road and was being brought back from February meeting for further discussion. Grassl stated he didn't believe the presented 20' requirement would remedy the problem. Hyslop stated that this is one situation with Ginner stating she cannot enforce without the amendment. Ginner to work with ER Police

Department to obtain traffic numbers and accidents at the intersection in question. Commission to review/discuss again at April Planning Commission meeting.

Motion by Schaffer, 2nd by Grassl to adjourn at 6:25pm.

Becky J Bolte – Clerk