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August 11, 2025

Publish two weeks, beginning 8/18/2025, affidavit requested

## NOTICE OF PUBLIC HEARING

*CITY OF EAGLE RIVER PLANNING COMMISSION*

The City of Eagle River Planning Commission will hold a Public Hearing on Thursday, September 4, 2025 at 5:00 P.M. at the Eagle River City Hall, 525 East Maple St, Eagle River, Wisconsin, to consider an ordinance adding section 106-562 to the zoning ordinance of the City of Eagle River regarding minimum lot sizes for originally platted residential and office residential development. Amendments as follows:

### AMENDMENT TO ZONING CODE

The City of Eagle River Zoning Ordinance is hereby amended by adding the following subsection to the section governing minimum lot size and width requirements in residential districts:

106-562: Exception for Originally Platted Residential and Office-Residential Lots

Notwithstanding any other provision of this code, any residential and office-residential lot that:

1. Was legally platted and recorded prior to the adoption of this ordinance,
2. Has a lot width of at least 50 feet and 6,000 square feet, and
3. Meets all other applicable dimensional standards (e.g., setbacks, height, and lot coverage)

shall be considered a buildable lot as a matter of right and shall not require a variance or conditional use permit for development, provided that the proposed use complies with all applicable zoning district regulations.

Comments can be made at the public hearing or by mail to City Administrator PO Box 1269 Eagle River WI 54521; by phone (715) 479-8682 x227 or email [rcginner@eagleriverwi.gov](mailto:rcginner@eagleriverwi.gov).