



Snowmobile Capital of the World ★ ATV/UTV Capital of Wisconsin ★ Hockey Capital of Wisconsin

AGENDA NOTICE

THE PLANNING COMMISSION OF THE CITY OF EAGLE RIVER WILL HOLD A MEETING ON THURSDAY, JANUARY 8, 2026, AT 5:00 P.M. AT CITY HALL, 525 E. MAPLE STREET, EAGLE RIVER.

This meeting will be available by Zoom at the following link:

<https://us06web.zoom.us/j/85111695208?pwd=x5pMv8crrbsPuYwefObTYbJG0m83b3.1>

Meeting ID: 851 1169 5208

Passcode: 963936

- 1) Call to Order.
- 2) Roll Call.
- 3) Approval of minutes.
- 4) Public Hearings, discussion and possible action on the following agenda item(s):
 - a) Riverside Development – approval of preliminary plat application to subdivide Parcel 221-188, Riverside Park, and change the zoning district from Park/Recreation to Single-Two Family Residential. The parcel is described as Part of Government Lot 1, Section 32, and Government Lot 8, Section 29, Township 40 North, Range 10 East.
 - i) Discussion to determine if any changes are needed to Resolution 735, 2/22/2006
 - ii) Amend the zoning district classification from Park/Recreation (PR) to Single Two-Family Residential (R-2)
 - iii) Approval of preliminary plat
- 5) Adjournment.

Robin Ginner, City Administrator

Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services, or provide a video link for meetings. For additional information to request this service, please contact the City Clerk's Office at 715-479-8682 ext. 224, 525 E. Maple Street, P.O. Box 1269, Eagle River WI 54521.

September 4, 2025

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:03pm by Mayor Deb Brown.

Roll Call: Adam Grassl, Kim Schaffer, Deb Brown, Brad Adamovich, and Mary Horant. Alex Forer present via zoom at 5:25PM. Also in attendance Robin Ginner and Becky Bolte Absent: John Hletko

Motion by Schaffer, 2nd by Grassl to approve the agenda in any order. Carried all.

Motion by Horant, 2nd by Schaffer to approve the minutes of the 8-7-2025 meeting. Carried on a roll call vote, all.

a) Public Hearing: Jen Tucci is seeking a conditional use permit to install a drive-thru at 708 E Wall St, per Ordinance 106-473(1)(a): Drive-in establishments, restaurants. This property is described as, Lot 4 & E ½ Lot 5 Blk 2 of the J F Habrich First Add, .0207 acres, Sec 33, T40N, R10E. Ginner presented the request. Mayor Brown opened the public hearing at 5:05PM. Ginner read an email from Lisa Bodamer of 711 E Wall citing concerns of traffic flow, pedestrian safety, and snow removal. Chris D'hondt of 217 S Fifth expressed concerns of parking and proximity to Northwest Journey and their usage of the alley adjacent to 708 E Wall St. Applicants were not present yet but are on their way. With no other public comments, Mayor Brown closed the Public Hearing at 5:10PM. Discussion. *Motion by Horant, 2nd by Schaffer to table item until applicant arrives. Discussion. Carried, all, Foyer not yet present.* Mayor Brown reopened the Public Hearing at 6:15PM. Craig Tucci, representing Jen Tucci, now present and gave a presentation explaining their intended drive-thru traffic flow: Drive-thru customers would enter from Wall St on the West side of their building, continue around/behind the building forward to a window halfway up the building on the East side of the building, exiting again on Wall. Tucci reports that customer parking would be available at an angle next to the West side and believed cars would not be backed up from the drive-thru behind these parked cars as their business plan has staff working the drive-thru line taking orders for a speedy interaction to avoid backup of the line. D'hondt restated his concerns, Ginner restated comments received. With no other public comments, Mayor Brown closed the Public Hearing 6:25PM. Discussion: Alley usage and signage for intended traffic flow, B Adamovich believed city snow removal would not be a problem. *Motion by Horant, 2nd by Grassl to recommend City Council approval of conditional use permit to Jen Tucci for a drive-thru at 708 E Wall St. Discussion. Carried on a roll call vote, all.*

b) Public Hearing: Tappy Rentals LLC, Todd Tappy – TNT Nutrition, is seeking a conditional use permit for an electronic sign unit installed on the exterior, and protruding from, the building at 104 E. Wall Street. The parcel, computer number 221-591, is described as W41' OF E107' LOT 2 BLK 3 PLAT NE NW F14: Ginner presented the sign was already installed and is currently not compliant with ordinance. Todd and Tracie Tappy were present and apologized for not knowing they needed a permit. Mayor Brown opened the Public Hearing at 5:15PM. Ginner reported that Terry Lyon of Lyns Antiques located at 108 E Wall had no concerns with the sign. Ginner also reported email concerns from Michael Kennedy who was against the installation of any electronic sign to maintain the old time/down home feel along Wall St. With no other public comments, Mayor Brown closed the Public Hearing at 5:20PM. Discussion. *Motion by Horant, 2nd by Adamovich to recommend City Council approval of a conditional use permit to Tappy Rentals LLC, Todd Tappy – TNT Nutrition for an electronic sign installed and protruding from the building at 104 E Wall St. with the conditions that the sign be programmed to follow City of Eagle River Code, Sec 106-691 and all applicable ordinances, and that Tappy's will work with City Administrator on the lumen levels at night. Carried on a roll call vote. Ayes: Horant, Adamovich, Grassl, Schaffer. No's: None Forer abstained due to being unavailable during much of the conversation.*

c) Public Hearing: An Ordinance Amending Chapter 106 - Zoning regulations related to minimum lot size for originally platted residential and office-residential development, adding exceptions to lot size requirements in Section 106-562: Ginner presented the Ordinance amendment explaining there are a number of originally platted lots throughout the city and this ordinance would allow an exception to lot size requirements in our current zoning code. Mayor Brown opened the Public Hearing at 5:40PM. Comments from Roger Rosenthal over concerns that residents would break off their property to make money exasperating the problem. Grassl and Foyer had densification concerns. Collette Erbach was present via zoom and maintained she bought her 50' lot to build upon. With no other public comments, the Public Hearing was closed at 5:50PM. Discussion. Grassl vehemently opposed to allowing this exception to build on 50' lots. Foyer also expressed opposition. Schaffer reported a number of areas in the city that have these 50' lots dating back to the early 1900's, and believes they were created to allow for room for alleys. Horant opposed to denying any building opportunity on the originally platted 50' lot areas. *Motion by Schaffer, 2nd by Horant to recommend City Council adoption of proposed ordinance amending Chapter 106 - Zoning regulations related to minimum lot size for originally platted residential and office-residential development, adding exceptions to lot size requirements in Section 106-562. Carried on a roll call vote. Ayes: Schaffer, Horant, B Adamovich No's: Grassl, Foyer.*

d) Eagle River Revitalization Program: Highway 45 Crossing at Bridge and Spruce Street, design plan approval: Karen Margelofsky of ERRP and Aaron Wallner, Project Engineer with Becher Hoppe, presented that a meeting was held on site with multiple groups with interest in this crossing, including Sno-Eagles, DOT, ERPD, and City Officials. Wallner presented that there are two separate sets of plans that have been drawn up for the project. Option 1 retains the current angled location of the crossing beginning south of Spruce Street to Riverview and Option 2 with a perpendicular placement beginning from Spruce Street to Riverview. Currently the DOT prefers the perpendicular Option 2 at Spruce St. Discussion. Illegal right turns from Bridge St onto Spruce fairly regular, ERPD does monitor but Schaffer/Horant/Brown stated this option creates a more dangerous intersection at Railroad and Spruce. Cost estimates are not available however there will not be city expenditure for this project. Wallner requests the Planning Commission and City Council review and approve both options for DOT submittal. *Motion by Grassl, 2nd by Horant to recommend City Council approval of presented and preferred design plan Option 1 – leaving crossing angled where currently placed AND presented design plan Option 2- moving the crossing perpendicular to Spruce crossing to Riverview Park for the Eagle River Revitalization Program Bicycle and Pedestrian Crossing Project. Carried on a roll call vote, all.*

Motion by Grassl, 2nd by B Adamovich to adjourn at 6:55PM..

Becky J Bolte – Clerk



Application for a Hearing before Planning Commission

Fee: \$300, payable at application

Applicant MUST provide the following information:

Name _____ Phone _____

Mailing Address _____ Email _____

Interest in the Property _____

Name of Property Owner _____

Project Site Address _____

The above signed applicant does petition the City Council as follows:

Amend the Zoning Classification or Boundaries of a District

Change may only be initiated by the City Council, Plan Commission or a petition by one or more of the owners or lessees of the property proposed to be changed.

Present Zoning Classification _____

Requested Zoning Classification _____

Applicant must provide the following information

- Legal description and address of the property in question.
- A sketch drawn to a scale of not less than 100 feet to the inch, showing area to be changed, its location, the location of the existing boundaries and the uses within 300 feet of the property proposed to be changed.
- Property owners names, mailing address of all property within 300 feet of the property in question.
- Present use of the property in question.
- Proposed use of the property in question.

Zoning Ordinance Amendment

Change initiated, must be initiated by Zoning Administrator.

Requested Amendment to section: _____

Conditional Use Permit

Zoning Classification of Property _____

List the requested conditional use, _____

Applicant must provide the following information:

- A legal description and address of the property where the use will take place.
- The names and mailing addresses of the abutting property owners.
- Present uses of the abutting properties.
- A site plan of the property showing distances of structures to property lines, parking areas, landscaping, lighting, traffic line of sight visibilities and any other information which will assist the Planning Commission to make a decision.

Additional information may be requested by the Eagle River Plan Commission or the Eagle River City Council to evaluate your application. The lack of information may in itself be sufficient cause to deny a petition. Failure to provide the above required information may result in additional public hearings, which additional costs will be borne by the applicant.

The completed application must be submitted to the Zoning Administrator's office no less than 30 days before the date of the Planning Commission meeting, 525 E. Maple Street, PO Box 1269, Eagle River, WI 54521.

Applicant or Owner of the property or Agent shall appear before the Planning Commission.

Dated this ____ day of _____, 20____

Respectfully submitted by _____

For Office Use Only:

Permit distribution: ☐ Treasurer (w/check) ☐ File ☐ Planning Commission

Payment: \$ 300.00 Cash ☐ Check # _____ Date: Invoiced 12/11/25 Admin: _____ Date: _____

441482

Document Number

VOL 1405 PAGE 613

RESOLUTION
Document Title

RECORDED

FEB 22 2006

11:25 am

Joan Hansen

REGISTER OF DEEDS, VILAS CO., WI

Recording Area

Name and Return Address

DEBRA A. BROWN
CITY OF EAGLE RIVER 15,
CLERK * TREASURER *chg*
PO BOX 1269

EAGLE RIVER, WI 54521

Parcel Identification Number (PIN)

**THIS PAGE CONTAINS RECORDING INFORMATION
AND IS PART OF THE LEGAL DOCUMENT
DO NOT REMOVE**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99



VOL 1405 PAGE 614

CITY OF EAGLE RIVER

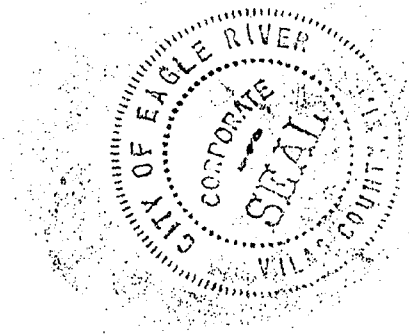
525 E. MAPLE STREET • P.O. BOX 1269 • EAGLE RIVER • WI 54521
PHONE: (715) 479-8682 • FAX: (715) 479-9674

February 22, 2006

CERTIFICATION

I, DEBRA A. BROWN, CLERK/TREASURER OF THE CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE ATTACHED IS AN ORIGINAL OF CITY OF EAGLE RIVER RESOLUTION 735.

DEBRA A. BROWN, CMC-CMTW
CLERK/TREASURER



RESOLUTION NO. 735

The City Council of the City of Eagle River does hereby resolve as follows:

WHEREAS, the City of Eagle River has been presented with a request by Vilas County to release a Deed Restriction that prohibits the construction of any building within two hundred feet (200') of the Eagle River on real estate described as follows:

All of Mill Lot #1 of Co. Clerk's Plat, of Part of Govt Lots 1 and Southeast quarter of the Northeast quarter, Section 32, Township 40, North, Range 10 East; and Govt Lot 8, Section 29 in Township 40 North, Range 10 East; both descriptions, all north of the County Road and west from the section line to the City limits and south of the Eagle River itself, except a parcel of land 67 feet north of the center of the present state Highway 70 full length which is reserved by grantor. Except also that parcel sold to Fred Price, described in Vol 23 of Deeds, page 382.

The above lands are subject to the restriction that no buildings are to be constructed within 200 feet of the Eagle River, as indicated in land contract recorded in Volume 72 of Land Contracts on page 97 thereof.

WHEREAS, Section 893.33(6) of the Wisconsin Statutes provides that the type of restriction that the City of Eagle River holds on property owned by Vilas County is only valid for a period of forty (40) years from the date of its recording; and

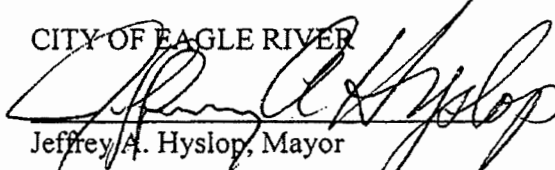
WHEREAS, the restriction was recorded in a deed from the City of Eagle River to Vilas County in 1945, and has not been rerecorded, and therefore is no longer valid;

NOW, THEREFORE, the City Council of the City of Eagle River hereby resolves that:

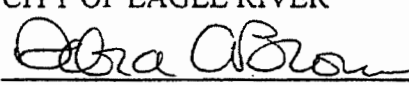
1. That the restriction described above on the above-described real estate is hereby rescinded by the City Council of Eagle River and release from any further effect upon the above-described real estate as of the date of this Resolution.

Dated this 22 day of February, 2006.

CITY OF EAGLE RIVER


Jeffrey A. Hyslop, Mayor

CITY OF EAGLE RIVER


Debra A. Brown, City Clerk

Drafted by: Atty. Steven C. Garbowicz
O'Brien, Anderson, Burgoyne, Garbowicz & Brown, LLP
221 South First Street, P.O. Box 639
Eagle River, Wisconsin 54521 State Bar # 1018485





RESOLUTION # **XXX**

**A RESOLUTION TO AMEND THE ZONING DISTRICT CLASSIFICATION FROM
PARK/RECREATION TO SINGLE TWO-FAMILY RESIDENTIAL (R-2)**

WHEREAS, Vilas County, through its engineering consultant MSA, has submitted a preliminary plat application on its behalf to subdivide Parcel 221-188 and the northern-most portion of Parcel 221-182, located north of W. Division Street and commonly known as Riverside Park; and

WHEREAS, as part of the application submittal, the petitioner has requested a zoning district amendment for the subject property to change the zoning classification from Park/Recreation to Single Two-Family Residential (R-2) to accommodate future residential development consistent with the proposed plat; and

WHEREAS, the parcel proposed for rezoning is legally described as Part of Government Lot 1, Section 32, and Government Lot 8, Section 29, Township 40 North, Range 10 East, City of Eagle River, Vilas County, Wisconsin; and

WHEREAS, a duly noticed public hearing was held by the City of Eagle River Planning Commission on the 8th day of January, 2026, in accordance with Wisconsin Statutes and City of Eagle River Zoning Ordinances, at which time the public was given the opportunity to appear and be heard regarding the proposed zoning amendment; and

WHEREAS, following review of the request, public testimony, and staff recommendations, the Planning Commission has forwarded a recommendation to the Common Council; and

WHEREAS, the Common Council finds that the proposed zoning amendment is consistent with the intent of the City of Eagle River Comprehensive Plan, aligns with surrounding land use patterns, and supports orderly development within the City.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Eagle River hereby approves the amendment to the zoning district classification for the parcels described herein, changing the zoning from Park/Recreation to Single Two-Family Residential (R-2), subject to all applicable municipal ordinances, regulations, and conditions of approval associated with the subdivision plat.

BE IT FURTHER RESOLVED that this zoning amendment shall take effect upon passage and publication as required by law.

Adopted on this 13th day of January, 2026.

SIGNED: _____
Debra A Brown, Mayor

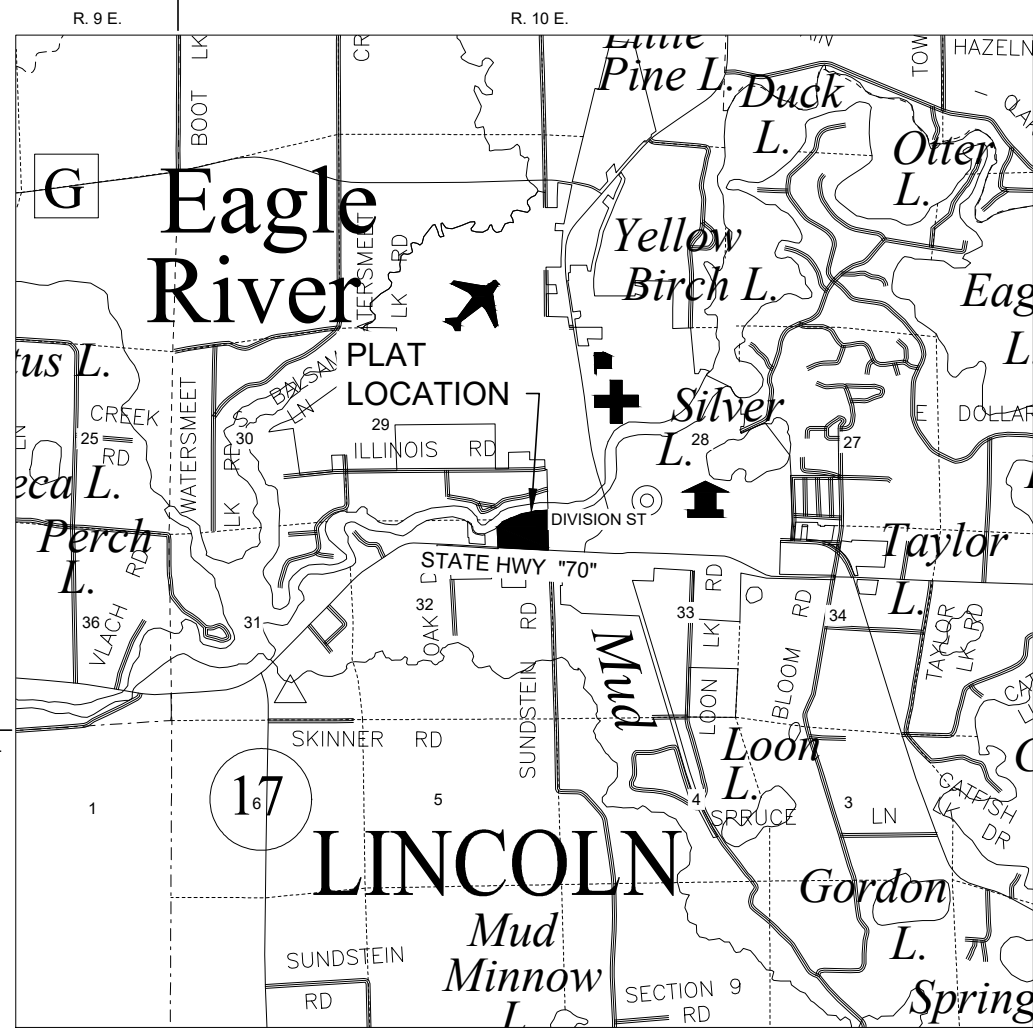
Date

ATTEST: _____
Becky Bolte, Clerk

Date

PRELIMINARY PLAT OF RIVERSIDE

LOCATED IN PART OF GOV'T LOT 1, SECTION 32 AND GOV'T LOT 8, SECTION 29, ALL IN TOWNSHIP 40 NORTH, RANGE 10 EAST,
CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN



VICINITY MAP
1" = 1 MILE

CURRENT OWNER AND SUBDIVIDER:
VILAS COUNTY
330 COURT STREET,
EAGLE RIVER, WI 54521

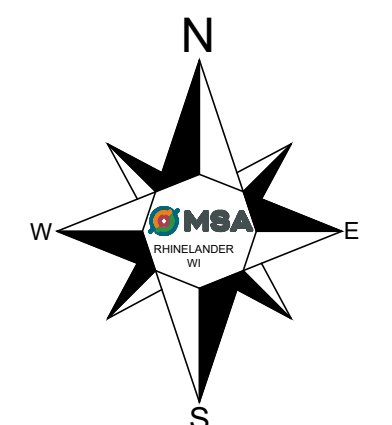
SURVEYOR:
E. SCOTT TECCA, PLS
MSA PROFESSIONAL SERVICES, INC.
11 E. MARSHALL AVE., SUITE 201
RICE LAKE, WI 54868

ENGINEER:
MSA PROFESSIONAL SERVICES, INC.
1835 NORTH STEVENS STREET
RHINELANDER, WI 54801

LEGEND

- 1 1/4" x 18" Long Rebar
- 4.03 lbs./ Lineal Foot Set
- 1" Dia. Iron Pipe Found, or as noted
- 0.75" Pipe Found
- Mag Nail Found
- Meander Corner Found as noted
- Previously Recorded As
- USPLS Monument of Record Found as Noted
- Computed Point - Nothing Found or set

- SUBDIVISION BOUNDARY
- LOT LINE/RIGHT-OF-WAY
- EASEMENT LINE
- SECTION / 1/4 SECTION LINE
- CENTERLINE
- PREVIOUS SURVEY
- EASEMENT AREA - TO AMERICAN TRANSMISSION COMPANY, LLC., - Vol. 1514, Pg. 605, Doc. No. #458692



BEARINGS REFERENCES TO VILAS COUNTY COORDINATE SYSTEM, NAD83(2011) WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 BEARING N88°53'56"E

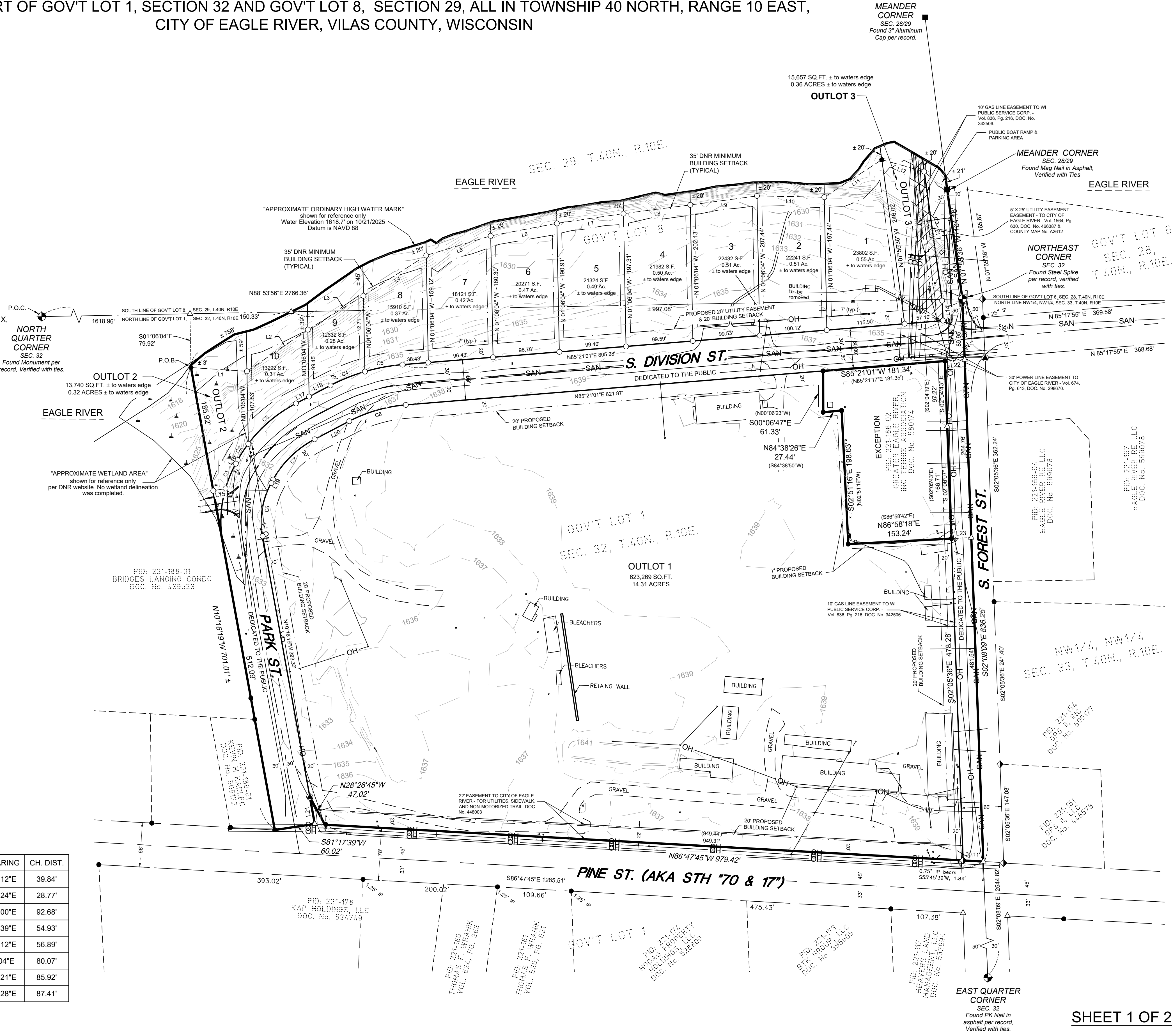
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11 E Marshall Street, Rice Lake WI 54868
(715) 234-1009 www.msa-ps.com
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ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

LINE	BEARING	LENGTH
L1	S86°11'21"E	83.29'
L2	N55°38'45"E	109.59'
L3	N58°35'06"E	96.70'
L4	N57°19'39"E	110.90'
L5	N73°08'57"E	100.00'
L6	N79°16'25"E	100.00'
L7	N81°40'59"E	100.00'
L8	N82°35'53"E	100.00'
L9	N82°18'36"E	100.00'
L10	S88°55'14"E	100.00'
L11	N56°53'47"E	101.93'
L12	S74°22'35"E	65.45'
L13	S07°55'36"E	193.59'
L14	S02°08'09"E	29.69'
L15	S79°43'41"W	18.59'
L16	N28°42'27"E	6.05'
L17	N62°25'55"E	22.16'
L18	N62°25'55"E	35.91'
L19	N28°42'27"E	5.84'
L20	N62°25'55"E	58.07'
L21	S10°16'19"E	40.76'
L22	N85°21'01"E	29.46'
L23	N86°58'18"E	29.63'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	39.92'	180.00'	12°42'30"	N22°21'12"E	39.84'
C2	28.79'	210.00'	7°51'23"	N33°00'24"E	28.77'
C3	93.45'	210.00'	25°29'50"	N49°41'00"E	92.68'
C4	55.01'	280.00'	11°15'27"	N68°03'39"E	54.93'
C5	56.99'	280.00'	11°39'39"	N79°31'12"E	56.89'
C6	81.64'	120.00'	38°58'45"	N9°13'04"E	80.07'
C7	87.14'	150.00'	33°17'08"	N45°47'21"E	85.92'
C8	88.00'	220.00'	22°55'06"	N73°53'28"E	87.41'



PRELIMINARY PLAT OF RIVERSIDE

LOCATED IN PART OF GOV'T LOT 1, SECTION 32 AND GOV'T LOT 8, SECTION 29, ALL IN TOWNSHIP 40 NORTH, RANGE 10 EAST,
CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, E. SCOTT TECCA, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAGLE RIVER, WISCONSIN, AND UNDER THE DIRECTION OF THE CITY OF EAGLE RIVER, THE PLAT OF RIVERSIDE HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS ALL OF GOV'T LOT 8, SECTION 29, TOWNSHIP 40 NORTH, RANGE 10 EAST, AND A PART OF PART OF GOV'T LOT 1, SECTION 32, CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32, THENCE S02°08'09"E, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 836.25 FEET TO THE EXTENSION OF THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 70; THENCE N86°47'45"W, ALONG SAID NORTH LINE, A DISTANCE OF 979.42 FEET; THENCE N28°26'45"W, ALONG SAID NORTH LINE, A DISTANCE OF 47.02 FEET; THENCE S10°16'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 40.76 FEET; THENCE S81°17'39"W, ALONG SAID NORTH LINE, A DISTANCE OF 60.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PARK STREET; THENCE N10°16'19"W, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EXTENSION THEREOF, A DISTANCE OF 701.01 FEET, MORE OR LESS TO THE SOUTH EDGE OF EAGLE RIVER; THENCE NORTHEASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 758 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 32; THENCE N88°53'56"E, ALONG SAID NORTH LINE OF SAID SECTION 32, A DISTANCE OF 997.1 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THAT PART AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF MILL LOT 1 OF THE COUNTY CLERK'S PLAT OF GOV'T. LOT 1 AND PART OF THE SE1/4-NE1/4, SAID PARCEL LOCATED IN GOV'T. LOT 1, SECTION 32, TOWN 40 NORTH, RANGE 10 EAST, CITY OF EAGLE RIVER, VILAS COUNTY), WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32 BEING MARKED BY A SURVEY SPIKE IN THE PAVEMENT OF THE CITY BOAT LANDING ROAD, THENCE S15°44'23"W 95.89 FEET TO AN IRON PIPE ON THE SOUTHERLY R/W LINE OF W. DIVISION STREET AND ON THE WESTERLY R/W LINE OF S. FOREST STREET AND THE PLACE OF BEGINNING, THENCE ALONG THE WESTERLY R/W LINE OF SAID S. FOREST STREET S 2°04'19"E 97.22 FEET AND S 2°05'43"E 166.71 FEET TO AN IRON PIPE, THENCE LEAVING SAID R/W LINE S 86°58'42"W 153.24 FEET TO AN IRON PIPE, THENCE N 2°51'16"W 198.63 FEET TO AN IRON PIPE, THENCE S 84°38'50"W 27.44 FEET TO AN IRON PIPE, THENCE N 0°06'23"W 61.33 FEET TO AN IRON PIPE ON THE SOUTHERLY R/W LINE OF SAID W. DIVISION STREET, THENCE N 85°21'17"E 181.35 FEET ALONG SAID SOUTHERLY R/W LINE BACK TO THE PLACE OF BEGINNING.

SAID PARCEL CONTAINS 972,200 SQUARE FEET OR 22.31 ACRES MORE OR LESS TOTAL AND 844,373 SQUARE FEET OR 19.38 ACRES MORE OR LESS MINUS RIGHT-OF-WAY.

E. SCOTT TECCA
PROFESSIONAL LAND SURVEYOR #S-4049
DATED THIS 18TH DAY OF NOVEMBER, 2025

OWNER'S CERTIFICATE - COUNTY OF VILAS

THE COUNTY OF VILAS, AS OWNER, DOES HEREBY CERTIFY THAT SAID OWNER HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID OWNER FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE VILAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, THE WISCONSIN DEPARTMENT OF ADMINISTRATION, THE WISCONSIN DEPARTMENT OF TRANSPORTATION, WISCONSIN DEPARTMENT OF NATURAL RESOURCES, AND THE CITY OF EAGLE RIVER.

IN WITNESS WHEREOF, THE COUNTY OF VILAS HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY

THEIR REPRESENTATIVE THIS ____ DAY OF _____, _____.

PUBLIC WORKS/
ECONOMIC DEVELOPMENT DIRECTOR

STATE OF WISCONSIN) SS
VILAS COUNTY)

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, _____.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____
COUNTY, STATE

MY COMMISSION EXPIRES

CITY OF EAGLE RIVER APPROVAL CERTIFICATE

I, BECKY BOLTE, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CITY CLERK OF THE CITY OF EAGLE RIVER, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF EAGLE RIVER, VILAS COUNTY, WISCONSIN AND FURTHER CERTIFY THAT CONDITIONS OF SAID APPROVAL WERE FULFILLED ON

THE ____ DAY OF _____, _____.

RESOLUTION NO. _____

BECKY BOLTE, CITY CLERK

CITY OF EAGLE RIVER TREASURER CERTIFICATE

I, CORY HOFFMANN, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF EAGLE RIVER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THE ____ DAY OF _____, _____.
ON ANY OF THE LAND IN RIVERSIDE.

CORY HOFFMANN, CITY TREASURER

VILAS COUNTY TREASURER CERTIFICATE

I, PAULETTE M. SARNICKI, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF VILAS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THE ____ DAY OF _____, _____.
ON ANY OF THE LAND IN RIVERSIDE.

PAULETTE M. SARNICKI, COUNTY TREASURER

VILAS COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS ____ DAY OF _____, _____ AT

____ O'CLOCK ____ M.

AND RECORDED IN VOLUME ____ OF PLATS AT VILAS COUNTY ON PAGES

____ AS DOCUMENT NO. _____.

SHERRY BIERMAN, REGISTER OF DEEDS
VILAS COUNTY, WISCONSIN



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
11 E Marshall Street, Rice Lake WI 54868
(715) 234-1009 www.msa-ps.com
© MSA Professional Services, Inc.



525 E. Maple Street · P.O. Box 1269 · Eagle River · WI 54521
Phone: (715) 479-8121 · Fax: (715) 479-6904

December 16, 2025

Phil Kriesel
MSA Engineering
Rhineland, WI

Dear Phil,

The City of Eagle River Light & Water Utility, the City of Eagle River Street Department, and the City of Eagle River Administrator have reviewed and approved the proposed watermain and sanitary sewer utility extension for the proposed Vilas County property located along West Division Street which is entirely in the boundaries of the City of Eagle River.

At this time, the City and the Light & Water Department do not foresee any concerns or issues with this application or future connection. Once properly installed, the City of Eagle River will take ownership of the proposed utilities.

Please feel free to contact me with any questions.

Thank you,

Mike Sanborn, Manager
Eagle River Light & Water Utility
715-479-8121



Snowmobile Capital of the World ★ ATV/UTV Capital of Wisconsin ★ Hockey Capital of Wisconsin

December 5, 2025

Dear Property Owner:

Vilas County's engineering firm MSA, has submitted a preliminary plat application on their behalf to subdivide Parcel 221-188 and the northern-most portion of Parcel 221-182 north of W. Division Street, commonly known as Riverside Park, and change the zoning district from Park/Recreation to Single-Two Family Residential. The parcel is described as Part of Government Lot 1, Section 32, and Government Lot 8, Section 29, Township 40 North, Range 10 East.

The City of Eagle River Planning Commission will hold a public hearing regarding this proposal on Thursday, January 8, 2026 at 5:00 p.m. located at the Eagle River City Hall 525 E. Maple Street Eagle River WI 54521.

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. Documents will be available for review at City Hall. PETITIONERS OR THEIR REPRESENTATIVES SHALL BE PRESENT.

Sincerely,

A handwritten signature in black ink that reads "Robin Ginner". The signature is fluid and cursive, with the first name "Robin" and last name "Ginner" clearly distinguishable.

Robin Ginner
City Administrator

TERRENCE G KRSEK
434 W SHERBURN ST
EAGLE RIVER, WI 54521

BRIDGES LANDING CONDO
, 00000

KATIE L RHEINSCHMIDT
741 E RIVER EDGE RD
EAGLE RIVER, WI 54521

EAGLE RIVER RE LLC
1209 TYLER ST NE
MINNEAPOLIS, MN 55413

STUART A LANDAU TRUST
5100 DORSET AVE
CHEVY CHASE, MD 20815

KENT & PATRICIA KOHN TRUST
812A RIVER EDGE
EAGLE RIVER, WI 54521

VILAS COUNTY
330 COURT ST
EAGLE RIVER, WI 54521

SAS INCOME TRUST
PO BOX 1015
EAGLE RIVER, WI 54521

EVELYN D ABBATE TRUST
812 RIVER EDGE
EAGLE RIVER, WI 54521

GERTA
PO Box 1714
EAGLE RIVER, WI 54521

DANIEL M BAKOTIC TRUST
503 NAVAJO DR
NEW LENOX, IL 60451

MATTHEW J BROWN
N3666 TOWER RD
TIGERTON, WI 54486

VILAS COUNTY
330 COURT ST
EAGLE RIVER, WI 54521

LORETTA M JOHNSON
289 BUR OAK LANE
GRAFTON, WI 53024

DONALD L PETERSON
16804 ENNERDALE AVE
LOCKPORT, IL 60441

KLIMES TRUST
4128 E FANFOL DR PHOENIX,
AZ 85028

MATTHEW J GUTHRIE
149 FIELDSTONE LN
DIXON, IL 61021

KEVIN M KADLEC
C/O MIDWEST MNGM
BOX 348
PORT CHARLOTTE, FL 33981

ELLEN S MOMMAERTS
1740 DUBLIN LN APT 73
NEENAH, WI 54956

CHARLES BURGESS
604 CEDAR LN
PFLUGERVILLE, TX 78660

SCOTT W METZDORF
301 FARWELL RD
BEAVER DAM, WI 53916

BRIAN T WIRTH
864 STONECROP DR
HARTFORD, WI 53027

JOHN R BURCZYK TRUST
741 RIVER EDGE
EAGLE RIVER, WI 54521



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NOTICE OF PUBLIC HEARING

CITY OF EAGLE RIVER PLANNING COMMISSION

Posted 12/5/25

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December 4, 2025

Publish two weeks, beginning 12/16/2025, affidavit requested

NOTICE OF PUBLIC HEARING

CITY OF EAGLE RIVER PLANNING COMMISSION

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