

February 5, 2026

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

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

Motion by Forer, 2nd by Hletko to approve the minutes of the 1-8-2026 meeting. Carried, all.

a) Discussion Only: God's Gathering Place request for annexation of Parcel 14-1807, described as PRT NE NW LNG S HWY, into the City of Eagle River as a tax-exempt entity. Bill Lochte was present representing God's Gathering Place. Ginner presented that no formal annexation request had been submitted. Ginner presented that the entity is interested in the purchase of Town of Lincoln parcel 14-1807 and annexing into the City of Eagle River for the purpose of connecting to the city sewer and water system with estimated commercial usage for 200-250 people. Lochte presented the parcel is 5.83 acres and they would like to build a tax exempt improvement with an estimated improvement value of over \$1 million on the southern 3 acres off Pine St with intentions to subdivide and sell the remaining acreage on the Wall Street side. Lochte reported that the DOT has provided Gods Gathering Place written access approval from southern highway side of the parcel, (Pine Street). To move forward with an offer to purchase, Lochte is looking for a feel from the Commission on likelihood of annexation approval. Discussion on the anticipated tax exempt nature of part or all of the parcel and possibility of a PILOT if annexed. Discussion on the logistics of connecting the southern three acres of the parcel to the city sewer and water system and the cost to the owner to do so for a commercial building. Discussion on what the real cost to the city would be as it is currently not city property and landowner would be responsible for all costs associated with sewer and water connection. Commissioners requested city staff try to quantify what the financial burden would be to the City of Eagle River and their taxpayers to annex the parcel with an intended tax exempt status into the city.

b) Resolution – Adopting a Public Participation Plan (PPP) for the Comprehensive Plan Update: Ginner presented that although our current Comprehensive Plan is dated for 2013-2033, WI State Statutes require that a comprehensive plan be updated every ten years. Ginner stated that as part of the comprehensive plan update, the City of Eagle River recognizes the importance of public participation and that the Public Participation Plan is a required component of the comprehensive plan update. Grassl read aloud the methodology parts of the presented Resolution. Ginner stated North Central Wisconsin Regional Planning Commission has been secured to guide the city through the comprehensive plan update process and the initial meeting with them is scheduled for March 5th at 5pm at the regular Planning Commission meeting. *Motion by Hletko, 2nd by Grassl to recommend City Council adoption of Resolution as presented to adopt a Public Participation Plan as a part of the Comprehensive Plan Update. Carried on a roll call vote, all.*

Motion by Hletko, 2nd by Forer to adjourn at 5:53PM.

Becky J Bolte – Clerk