

MINOCQUA PLAN COMMISSION MINUTES
December 18th, 2018

A regular meeting of the Minocqua Plan Commission was called to order by Chair Mark Hartzheim at 8:30 a.m. in the Board Room of the Minocqua Center.

Present were: Members Mark Hartzheim, Tom Church, Mark Pertile, Bill Stengl, Brian Fricke, and Joe Hegge; Carla Blankenship and Scott Ridderbusch, Oneida County Planning and Zoning and Abby Trapp and Karla Wotruba, Town Secretary.

Motion by Fricke, seconded by Albert to approve the agenda as presented. Voice vote: motion carried.

Motion by Church, seconded by Fricke to approve the minutes from November 27th, 2018. Voice vote: motion carried.

ADMINISTRATIVE REVIEW PERMIT #34-18 – Application by Tony Dassen, applicant, Happy Hotels, Inc., owner, to construct a four unit hotel on the following described property: Part of Government Lot 2, Part of Lot 3 CSM V4 P1007, Section 14, T39N, R6E, PIN # MI 2205-16, Town of Minocqua (on Chippewa Street between Best Western and Huntington Bank).

Ron Ross, contractor, was present to represent the application. The initial proposal is for a 4-unit 2-story hotel, consisting of 4 2-bedroom units. The county requires 5 parking spaces, 6 are planned. Plan commission members discussed whether the unit would meet definition of hotel vs. condominium units with different parking requirements, and expressed parking concerns in downtown location. The Planning commission requested clarity on:

- 1) As presented, whether the plans meet commercial building standards and specifications.
- 2) More information on parking needs and requirements.
- 3) Business plan for project

Storm water drainage was considered adequate for the site and project is an allowable use in this zoning district. Plans would need to be approved by the State of Wisconsin before Oneida county zoning can approve.

Motion by Pertile, seconded by Fricke to table Administrative Review Permit #34-18.

CONDITIONAL USE PERMIT #35-18 – Application by Northwoods Communication Technologies, Paul Osterman, applicant, Michael and Bonnie Noonan, landowners, to erect and operate a 200' tall broadband communication tower that will provide internet services for the area residents on the following described property: SE ¼ of the SW ¼, Section 27, T38N, R5E, PIN # MI 1468, Town of Minocqua (near the intersection of Deepwoods Road and Cedar Falls Road).

Paul Osterman was present to support the application. The committee noted broadband towers have been determined by the Oneida County Planning and Development Committee to be an essential service and exempt from restrictions on height limits, but need a Conditional Use Permit. The tower would be located on land zoned Multi-Family. Access must be allowed from the existing driveway. The county requires lease agreement.

Motion by Hegge, seconded by Stengl to approve as presented. Voice Vote: Motion Carried.

Motion by Hegge, seconded by Stengl to adjourn meeting. Voice Vote: Motion Carried. Meeting adjourned at 9:10 a.m.

Karla Wotruba
Town Secretary