

MINOCQUA PLAN COMMISSION MINUTES

March 26th, 2019

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, Brian Fricke, Bill Stengl, Phil Albert and Joe Hegge; Carla Blankenship and Scott Ridderbusch, Oneida County Planning and Zoning and Karla Wotruba, Town Secretary.

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

Motion by Hegge, seconded by Fricke to approve the minutes from February 26th, 2019. Voice vote: motion carried.

NEW BUSINESS

REZONE #08-19 – Rezone Petition #2-2019 by Donald Helm, owner, to rezone from District #1A-Forestry to District #02-Single Family for property described as the NW SE, and part of SE NW, SW NE, SE NE, NE SW, lying south of Pine Lake Road and east of Swamsauger Heights Road, Section 10, T38N, R4E, Town of Minocqua.

The parcels are contiguous to current Single Family zoning. The acreage is adequate to support the application. Members noted that the land is Managed Forest.

Motion by Pertile, seconded by Stengl to approve contingent on meeting state, county and Wi DNR requirements. Voice Vote: motion carried, Fricke voted nay.

CONDOMINIUM #09-19 - Preliminary First Addendum to the recorded Booth Lake Landing Condominiums, Richard and Susan Heil, owners, and Wilderness Surveying, Inc., Jim Rein, surveyor on the following described property: Parts of the SE ¼ of the NE ¼, NE ¼ of the NE ¼, Section 12, T39N, R4E, and part of Government Lot 1, Section 7, T39N, R5E, PIN #'s MI 7402 through MI 7415, Town of Minocqua, Oneida County Wisconsin.

Units were built with 2 parking spots or a garage by every cabin. The Heils are adding additional garage space for storage or maintenance. It is zoned single family, with a legal pre-existing resort use that had been converted to condominium plat.

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

ADMINISTRATIVE REVIEW PERMIT #10-19 – Administrative Review Permit application by James L. Rein, applicants, Richard M. Sedlak, owner, to allow overnight boarding of dogs and cats at an existing pet day care on the following described property: Part of Gov't Lot 8, n/k/a Lot 1 CSM V8 P2142 SM B7887, Section 14, T39N, R6E, 9586 Clawson Dr., PIN # MI 2208-7, Town of Minocqua.

Since the initial application the County changed the code applying to animal boarding and kennels from 5 acres to 1 acre. There have been no issues or complaints. The county had no issues.

Motion by Fricke, seconded by Albert to approve as presented. Voice Vote: motion carried.

ADMINISTRATIVE REVIEW PERMIT #11-19 – Administrative Review Permit application by Bearskin LLC/Jessica & Andrejs Rozitis, applicants, James M. Echlin and Debra A. Echlin Revocable Trust, owners, to rent

the dwelling as a tourist rooming house for no less than 7 consecutive days on the following described property: Coachlite Condo Unit 6 Ipswich, Section 14, T39N, R6E, 9484 6 Country Club Rd., PIN #MI 6726, Town of Minocqua.

The dwelling was part of an existing resort and is zoned single family. There is local, on-site property management and the owner also has a relative in town. They are in process of complying with town permit requirements. The condo has one parking spot and one garage spot which is less than the county requires but current use is existing nonconforming. Condo documents do not restrict the number of cars. There is visitor parking available for use by tenants of the condos.

Motion by Fricke, seconded by Stengl to recommend approval of Administrative Review Permit #11-19, contingent on providing a map of resort visitor parking available, and a letter stating this condo will be allowed to use the visitor parking spots for rental guests. Voice Vote: Motion Carried.

OLD BUSINESS

DISCUSSION/DECISION RE: Building setbacks and parking requirements on the island.

The committee discussed an area of downtown blocks that are currently exempt from setbacks. The discussion is whether to create a secondary area on the island with a modified setback requirement. Currently the County requires 20' setbacks, and the downtown area has a Town Board resolution on file that waives the 20' setback requirement. The committee reviewed a map allowing for a secondary exception area for 10' setbacks in front, and 5' at sides and rear. Existing non-conforming lots would be grandfathered. Remodeling, razing or building would be subject to the newer setback restrictions, with exceptions made for fire and other acts of God beyond the owner's control.

Motion by Pertile, seconded by Fricke to recommend approval of the 03.26.19 version of setback map to theTown Board. Voice Vote: Motion Carried.

Motion by Fricke, seconded by Pertile to adjourn. Voice Vote: motion carried.

Meeting adjourned at 9:25 a.m.

Karla Wotruba
Town Secretary