

MINOCQUA PLAN COMMISSION MINUTES

June 9, 2020

A 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: Chair Mark Hartzheim, Members Tom Church, Mark Pertile, Phil Albert, Joe Hegge and Bill Stengl; Carla Blankenship and Scott Ridderbusch, Oneida County Planning and Zoning; and Lynn Wildes, Town Secretary.

Motion by Phil Albert, seconded by Bill Stengl to approve the agenda as presented. Voice Vote: Motion Carried.

Motion by Bill Stengl, seconded by Tom Church to approve the minutes from February 25, 2020. Voice Vote: Motion Carried.

NEW BUSINESS

ADMINISTRATIVE REVIEW PERMIT #07-20 – Application by Jimmy Rein, applicant, LMK Rentals LLC/Lance Kropidowski, owner, to construct six commercial storage buildings on the following described property; Part of NW ¼, NE ¼, Lot 4 CSM 161, Section 12, T39N, R6E, PIN# MI 2183-22, Town of Minocqua.

Carla Blankenship gave an overview and stated this parcel is zoned business, which is appropriate for the proposed storage units. The proposed plan meets all setback requirements and has the necessary storm water basin. There are 6 proposed buildings, with building #1 (closest to the road) being constructed first.

Jimmy Rein of Wilderness Surveying said there is currently a residence on the property which is leased out now but could be torn down in the future as construction on additional units is started. He said the water naturally drains to the back of the property, which will need to be reshaped as more buildings are built. The largest unit is the back corner may not be built as it would require too much fill.

Mark Hartzheim asked Rein if the buildings, including 2' overhangs, met setback requirements. Rein stated that the buildings are Pinno buildings that are state approved, and meet the 20' setback including the 2' overhang. He also stated there will be gravel around all of the buildings and they are not planning on paving it. There is also tree cover between the road and the buildings.

Bill Stengl noted the 45' between the buildings would be tight to back in boats, campers, etc., and Rein stated this was done to maximize the site but they may end up not building all 6 of the units.

Tom Church asked if there was anything prohibiting flammable or explosive material storage, and Carla Blankenship noted that one of the County conditions for approval will be that rental agreements prohibited this.

Mark Hartzheim asked about the building elevations, and Jimmy Rein stated the tallest walls are 15' 6". Joe Hegge asked if this was done to target RV storage, and Rein stated the cost was minimal to go higher so they put all walls at 12' or 14' to make it nicer for everyone.

Carla Blankenship listed the 11 Conditions of Approval from the County ARP application.

Phil Albert noted that it is nice that it is hidden from the road and Bill Stengl asked if the plan is to leave the tree buffer in the front, to which Rein replied the plan was to leave most of it. Mark Hartzheim recommended to leave the undisturbed buffer in the 20' setback, and Rein stated they were planning on cutting just a part of that to make the access easier at the corner edge (only for the driveway needs for that unit). Bill Stengl asked if a condition could be made to leave the vegetation, to which Hartzheim replied that would not be possible due to the driveway.

Jimmy Rein also stated the lot has a high pressure gas service easement area that is flat and the water naturally seeps in there. They need WPS there if they ever plan to excavate in that area.

Motion by Bill Stengl, seconded by Joe Hegge to approve ARP #07-20 as presented. Voice Vote: Motion carried, 6-0.

CERTIFIED SURVEY MAP #08-20 – Preliminary four (4) lot certified survey map of lands owned by Wingfoot LLC, submitted by Raymond Surveying, LLC., Gregory J. Raymond, surveyor, for the following property described as; Part of SW ¼ of the SE ¼, Section 22, T39N, R6E, PIN# MI 2325-2, Town of Minocqua.

Jack Akers from Secluded Land Company presented the plan for division of the Wingfoot property (Secluded Land Co. has a signed purchase agreement on the Wingfoot property).

Mark Hartzheim asked the size of the parent parcel and Jack Akers said it was 5 acres. Scott Ridderbusch noted the Zoning classification is Rural Residential and minimum lot size is 20,000 s.f. He said there is a triangle-shaped piece owned by someone across Bolger Lake Road, and this portion was deeded to Wingfoot to create access. There is an older home currently on the property which will be staying. Secluded Land Co. also has an offer on the parcel to the north (parcel 2325-1), which may be developed as well.

Jack Akers said they will be constructing a new road, to which Mark Pertile replied the caveat is the narrow section off of the roadway. Akers said the narrow portion is 30' wide, and Pertile said with future development it would be pushed to 24' wide. Scott Ridderbusch said under County ordinance 15.23 Section 4c the Zoning department may approve a T-turnaround with the Town Board and County Planning Committee approval. With the road servicing four lots it would need to go to the committee for approval.

Akers said they are also planning on splitting lot #4 into 2 lots via a state plat, so there will be 5 lots there.

Mark Hartzheim stated the main concern with the 30' road width is a pinch point, and asked if there was any discussion with the other adjoining property owners to acquire additional property from them to get to the minimum width. Jack Akers stated they and Wingfoot did approach the owners about this, but the two other owners would not sell any of their land. Mark Hartzheim expressed a concern about waiving the normal requirement for the road width as it would be substandard. He asked if there were any subdivision requirements and Scott Ridderbusch stated the lot is zoned rural residential, which is restrictive and does not allow for multi-family units.

Mark Hartzheim stated he wanted to protect the neighbors with the traffic pattern that could be presented with a substandard driveway width, due to the fact that depending on what happened with the north parcel they could possibly an additional 8 lots in there. Mark Pertile stated that the road would meet the Town requirements as it is within the 30 ½' right-of-way requirement, but it would present a pinch-point at a certain part of the road. Bill Stengl asked about utilities, and Jack Akers said the overhead power already existed and future owners would be responsible for arranging any additional utilities.

Jack Akers stated they are planning on constructing a Class E highway for the possible 5-15 lots, which would include a 24' top roadway, with the bed being 18' wide and comprised of 6" of gravel. Scott Ridderbusch stated this fits within the County parameters, which include a 66' right-of-way, 26' roadway, and 20' 6" surface. Mark Hartzheim stated the Board has approved a substandard right-of-way in the past, but it was usually in the case of a wetland where there was no other option.

Scott Ridderbusch stated that Secluded Land Co. puts together a road maintenance agreement for the lot owners, which Jack Akers confirmed. Akers provided a copy of a previous road maintenance agreement for the committee members to review. Phil Albert asked if the intention was for this to be a private road. Mark Pertile said yes to this, and Mark Hartzheim stated it would be a named private road that the Town is not required to maintain. Mark Pertile said he talked to the owners of Wingfoot and they did make an attempt to get a full right-of way width to meet the requirements but it didn't work out.

Bill Stengl inquired what the basis was for the 66' standard easement road width when a 24' roadway was all that was required. Mark Pertile said that allows for utilities, 2-way traffic, and road maintenance, as well as space for a larger road if needed, and it is not possible to get the land back once the lots are developed. Scott Ridderbusch stated it also provides

room for ditching and tree removal. Jack Akers stated the area is only 30' wide at the pinch point, but is 66' wide at the intersection with Bolger Lake Road and beyond the pinch point (it is only substandard width between the two posts).

Motion made by Mark Pertile, seconded by Joe Hegge to approve CSM #08-20 as presented. In further discussion Phil Albert asked if it Secluded Land Co. would be required to come back to the Town Plan Commission to get approval to subdivide lots 4 & 5. Scott Ridderbusch stated it would need to be taken to the county planning and zoning committee for approval on the minimum road width, but not to split lots 4 & 5. Jack Akers said the state allows 4 lots less than 1.5 acres. Secluded plans to sell the first three lots while dividing lot 4 under state plat.

Mark Hartzheim stated that County will require the parcel to the north to retain easement and access. Mark Pertile asked Jack Akers if they don't buy the parcel to the north would the other buyer need to be a part of the road maintenance agreement, and Jack said no, the property to the north of lot 4 has unrestricted easement. Mark Pertile wanted to confirm that the parcel to the north has legal easement to access the property, and Scott Ridderbusch said that is already included in the certified survey map. Mark Pertile said that is not specific enough, and asked that it be clearly marked on the CSM. Scott Ridderbusch said there would not be a public hearing; it would just be an agenda item on a County Zoning Committee meeting.

Mark Hartzheim asked Mark Pertile if he wanted to amend his motion and Joe Hegge to amend his second to include that the parcel to the north will have legal access to that property, and both agreed.

Amended motion made by Mark Pertile, seconded by Joe Hegge to approve CSM #08-20 with the addition noting the parcel to the north (MI2325-1) will maintain legal access and easement. Voice Vote: Motion carried, 6-0.

Motion by Bill Stengl, seconded by Phil Albert to adjourn. Voice vote, motion carried.

Meeting adjourned at 9:37 a.m.

Lynn Wildes
Town Secretary