

MINOCQUA PLAN COMMISSION MINUTES

October 13, 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, Bill Stengl, and Mary Taylor; Carla Blankenship, 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 Phil Albert, seconded by Joe Hegge to approve the minutes from September 29, 2020. Voice Vote: Motion carried.

OLD BUSINESS

PRELIMINARY STATE PLAT #23-20 (Revised) - Preliminary State Plat 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.

Mark Hartzheim stated this was presented at the last Plan Commission meeting and the Plan Commission recommended removing the public access. Mark Hartzheim asked Jack Akers from Secluded Land Co. if the right-of-way touching the lake qualifies as public access, and Jack said it does as per Renee Powers (Eng. Specialist Supervisor for the State of WI). Jack distributed a revised survey and stated they revised the plan to take out the public access and made lot 5 larger. It is now two lots as proposed earlier with no public access. Mark Hartzheim said this revised plan keeps the private road easement.

Bill Stengl asked how a State Plat differed from a CSM, and Jack Akers stated that you can make 4 lots on a CSM under 1 ½ acres. As soon as you go to the 5th lot under 1 ½ acres you have to go to a State Plat (pursuant to Chapter 236 of the Wisconsin statutes), which must be approved by the State also.

Mark Hartzheim asked if with this reconfiguration if it makes sense to change how the bump-out to the public road easement impacts lot 4 and put it on lot 5. Jack Akers stated at this point it will be a turn-around. It will be made into a cul-de-sac temporarily, and if they ever purchase the property to the north they will abandon that and make it a straight road all the way through.

Motion made by Mark Pertile to approve Preliminary State Plat #23-20 as presented per the revisions handed to the Plan Commission at the 10/13/20 meeting, subject to all State, County, and local requirements. Seconded by Tom Church.

Voice vote, motion carried 7-0.

NEW BUSINESS

ADMINISTRATIVE REVIEW PERMIT #27-20 - Application by Natalie Sandberg, applicant, Brian O'Reilly, owner, to operate a coffee shop/bakery on the following described properties; Village of Minocqua, Lot 4, Block 4, Section 14, T39N, R6E, PIN# MI 3369; 305 E. Chicago Ave., Town of Minocqua (former All Things Jerky store).

Carla Blankenship stated this is a coffee shop with indoor seating. At this point there are no plans for outdoor seating, but that may be a possibility in the spring. She said if outdoor seating is required it may require a CUP. There are no parking spaces on the property. 12 spaces are required per the maximum amount of seating and number of employees, but the Town can waive this as there is a public parking lot behind the building. The hours of operation are 7 am – 5 pm.

Mark Pertile asked if there was a CUP in place already for the outdoor seating from a prior occupant, and Carla Blankenship stated there had been one in place but it appeared that it has been more than two years since it was used that way (requiring a new CUP). Carla said she would have to look at it again to confirm whether the previous CUP still applied.

Natalie Sandberg stated at this point she will have seating for 16-20 people (with social distancing). She will be serving bakery, panini, soup, light breakfast, and would eventually like to serve wine and beer. They plan on staying later on ski show nights and will also have a small retail section. She is hoping to be open by early November if possible.

Motion made by Bill Stengl to approve ARP #27-20 as presented, waiving the parking requirement as there is public parking behind the building, and subject to all State, County, and local requirements. Seconded by Phil Albert. Voice vote: motion carried, 7-0.

Motion by Joe Hegge to adjourn, seconded by Mark Pertile. Voice vote, motion carried.

Meeting adjourned at 8:52 a.m.

Lynn Wildes
Town Secretary