

MINOCQUA PLAN COMMISSION MINUTES

October 27, 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 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 Phil Albert, seconded by Joe Hegge to approve the minutes from October 13, 2020. Voice Vote: Motion carried.

NEW BUSINESS

CERTIFIED SURVEY MAP #28-20 - Preliminary two (2) lot Certified Survey Map of Paul T'Koy, owner and Wilderness Surveying, Inc., James Rein, surveyor for the following described property further described as: Part of Government Lot 5, Section 29, T39N, R6E, PIN #MI 2423-8, 7660 Blue Lake Pines Road, Town of Minocqua.

Scott Ridderbusch stated this was an old plat of survey with 4-5 lots with a composite description as a whole that included both of these platted lots created back in the 1950's. Ridderbusch said it is zoned single family and it does meet the requirement for calculation of minimum lot size and the sideline setback of 10' from the structure. He said there is a garage/residence on lot 2, which is a separate issue that will be worked out with zoning.

Jim Rein, Sr. stated it is listed for sale as 2 lots, but if it is sold as 1 this CSM will not be an issue (they are requesting the CSM so they have the option to sell it as 2 lots). Phil Albert asked if the existing structures share the septic on lot 1, Rein replied they do but if they are sold separately the plan is to have each lot have their own well and septic.

Ridderbusch stated if access is proposed as is County will require a road maintenance agreement, and Mark Hartzheim agreed that the Town would like to see that also.

Motion made by Joe Hegge to approve CSM #28-20 as presented. Seconded by Mary Taylor. Voice vote: motion carried, 7-0.

ADMINISTRATIVE REVIEW PERMIT #29-20 - Administrative Review Permit application by Vincent Van Vleet, applicant, Anna Banana, LLC, owner to rent the dwelling as tourist rooming house for no less than 7 consecutive days on the following described property: Part of Government Lot 1, Lot C Survey Map B8068, Section 34, T39N, R5E, 11558 Walsh Road, PIN #MI 1568-7, Town of Minocqua.

Carla Blankenship stated this is a Tourist Rooming House that is zoned single family, is limited to 6 guests, and they have provided 8 parking spaces. The resident agent lives on the next property to the north. She said County has no issues with this application.

Joe Hegge noted the resident agent has a mailing address of Black Creek, and was concerned that they may not be here all of the time (even though their mailing address is local). Mark Hartzheim stated anytime the property is rented there should be a resident agent available, and noted it is hard to enforce this. Bill Stengl said if issues do arise from this in the future we do have the ability to revoke the license.

Motion made by Bill Stengl to approve ARP #29-20 as presented. Seconded by Mary Taylor. Voice vote: motion carried, 6-1 (Phil Albert opposed on the basis that this residence is zoned single family).

ADMINISTRATIVE REVIEW PERMIT #30-20 - Administrative Review Permit application by Jerry Ryden, applicant, 7485 Hwy 51 LLC, owner, to construct two warehouse/storage buildings on the following described property; Part of SW '14, NE '14, Section 34, T39N, R6E, PIN# MI 2492-6, Town of Minocqua.

Carla Blankenship stated this application is for two storage buildings with easement access through the front property the applicant also owns. These buildings will be used for storage of boats for his business at this time, and the applicant may come back to the Plan Commission in the spring with another ARP for a showroom. Blankenship said if that happens County will require a CSM to combine the two lots.

Tom Church said he was concerned with future construction on the lots. Jerry Ryden stated these buildings are needed as they were previously renting space from Hribar which was sold so they lost their storage space. Mark Hartzheim said all we are approving is construction on the first lot with two storage buildings with existing access points on Hwy 51.

Motion made by Mark Pertile to approve ARP #30-20 as presented. 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 8:56 a.m.

Lynn Wildes
Town Secretary