

MINOCQUA PLAN COMMISSION MINUTES
October 31, 2023

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

Present were: Chair Mark Hartzheim; Members Brian Fricke, Mark Pertile, and Bill Stengl; Lynn Wildes, Town Secretary; and Carla Blankenship and Scott Ridderbusch, Oneida County Planning and Zoning. Phil Albert, Joe Hegge, and Mary Taylor were absent with notice.

Motion by Fricke, seconded by Stengl to approve the agenda as presented. Voice Vote: Motion carried.

Motion by Pertile, seconded by Stengl to approve the minutes from October 10, 2023. Voice Vote: Motion carried (Fricke abstained as he was not present at the 10/10 meeting).

NEW BUSINESS

SIGN PERMIT #19-23: Application by Scott Jansen, Graphic House Inc., applicant, and Minocqua/Arbor Vitae/Woodruff Area Chamber of Commerce, owner, to place a 63.29 square foot free-standing sign located at 8716 US-51, PIN #MI-2331-3, Town of Minocqua (Chamber of Commerce).

Carla Blankenship said all is in compliance for both the sign and the message board. She said this sign is slightly closer to the road than the current one, but is in compliance with the ROW distance from the highway.

Motion by Pertile, seconded by Stengl to approve Sign #19-23 as presented. Voice vote: Motion carried 4-0.

CERTIFIED SURVEY MAP #44-23: Preliminary two (2) lot Certified Survey Map of lands owned by Mobybick Properties LLC, submitted by Maines & Associates, Greg Maines, surveyor, for the following property further described as: Part of Government Lot 1, Section 30, T39N, R5E, PIN #MI-1977, 7903 South Jansen Road, Town of Minocqua.

Scott Ridderbusch said this is a 2-lot CSM located west of S. Jansen Rd. He said it is zoned single family, and both areas of the lot split have frontage on Squirrel Lake (Lot 2 is on the Squirrel River but before the dam). He said the lot sizes conform, and there is an existing easement in place. There was a permit for a new structure issued in 2022, but there is no site address for that yet. Ridderbusch stated there are no special conditions other than the addressing.

Motion by Pertile, seconded by Fricke to approve CSM #44-23 as presented.

Ridderbusch said a brother and sister own the property that is being divided and also own the land on the other side of S. Jansen Rd. (that will stay as is). Each of these lots has its own well and septic, and all is in compliance and there are no concerns.

Voice vote: Motion carried 4-0.

CERTIFIED SURVEY MAP #45-23: Preliminary five (5) lot Certified Survey Map(s) of lands owned by the Jansen Real Estate Investment Limited Partnership, submitted by Maines & Associates, Greg Maines, surveyor, for the following property further described as: Part of Government Lot 5, Section 19, T39N, R5E, PIN #MI- 1816-1, Town of Minocqua.

Greg Maines said this CSM is just north of CSM #44-23 (less than ¼ mile away). He said Jansen owns all of this property and is splitting these parcels off. Scott Ridderbusch stated all is in compliance.

Mark Pertile noted the road goes through the remaining parcel and asked of there were any issues with this, and Maines replied no. Pertile asked if there is a better way to handle to road, as right now you need to go through Jansen property to get from S. Jansen Rd. to N. Jansen Rd. He said if the two roads are connected several existing buildings would become non-compliant. Maines said they have discussed it, and the property owner is ok with leaving it as is for now.

Mark Hartzheim asked where Lot 3 is, and Maines replied that Lot 2 may be divided in the future so the client requested that they leave room in the numbering for that possibility.

Motion by Pertile, seconded by Stengl to approve CSM #45-23 as presented. Voice vote: Motion carried 4-0.

Motion by Fricke, seconded by Pertile, to adjourn meeting. Voice vote: Motion carried.

Meeting adjourned at 8:47 a.m.

Lynn Wildes
Town Secretary