

## MINOCQUA PLAN COMMISSION MINUTES

August 12, 2025

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: Chairman Mark Hartzheim; Members Jay Christgau, Joe Hegge, Mark Pertile, Mary Taylor, and Michael Tautges; Lynn Wildes, Town Secretary; and Carla Blankenship and Scott Ridderbusch, Oneida County Planning and Zoning. Member Billy Fried was absent with notice.

**Motion by Tautges, seconded by Christgau to approve the agenda as presented.** Voice Vote: Motion carried.

**Motion by Hegge, seconded by Tautges to approve the minutes from July 29, 2025 as presented.** Voice Vote: Motion carried.

### **NEW BUSINESS**

**ADMINISTRATIVE REVIEW PERMIT #31-25:** Administrative Review Permit application by Ryan Brill, applicant, and Sapphire Lounge LLC, owner, to operate a wine/cocktail bar and restaurant on the following described property: Lot 13 and part of Lot 12, Block 6, Village of Minocqua, Section 14, T39N, R6E, PIN #MI-3302, 414 Oneida Street, Town of Minocqua.

Carla Blankenship stated this building zoned Business B-1, District 6 and is located in downtown Minocqua. She said it will have 65 seats and 11 total employees, and 28 parking spaces are required and 0 are available. Blankenship said the application states the dumpsters will be behind the building, which is an alley. Mark Pertile stated there is no space for a dumpster in the alley, and owner Ryan Brill said the former owner had her dumpster up against the church behind the property and he planned on asking the church if he could do that as well. He noted they do have an alternate location on the property if that will not work, and at either place it will be screened. Mark Hartzheim asked Brill if they planned on having outdoor service as that is not included in an ARP, and Brill replied that is the long-term plan but not at this time. Hartzheim noted there is no way to incorporate any parking, and this main street location has a prior history of a parking exemption for this reason.

**Motion by Hegge to approve ARP #31-25 as presented with the parking exemption, seconded by Tautges.**

Jay Christgau asked Brill if the employees would be parking in the employee lot, and Brill responded they would direct them to park there to save space downtown.

Voice vote: Motion carried 6-0.

**CERTIFIED SURVEY MAP #32-25:** Preliminary one (1) lot Certified Survey Map of lands owned by N & J Investments LLC, submitted by Wilderness Surveying Inc., Jim Rein, surveyor, for the following vacant property further described as: Part of the NE-NW, SE-NW, Section 10, T39N, R6E, PIN #MI-2158-5, Town of Minocqua.

Christgau asked what is the purpose of this CSM and Pertile replied the owner is splitting the lot and planning on using an unimproved Town parcel for access, which is just a gravel path. Pertile asked Scott Ridderbusch if the area owned by the Town is a right-of-way or a just a parcel, and Ridderbusch replied it is an access and utility land division and they aren't certain of the Town's parcel status. He said they look at access to lots for CSM's, and this one is fronting a strip of land owned by the Town. He said it is just a 2-track path with a metes and bounds description. Pertile said if this is not an actual right-of-way then it cannot be used as ingress or egress as a roadway for purpose of travel. Ridderbusch said all he found was that this is a strip of land that was conveyed to the Town in 1980. Pertile noted we need clarification on whether or not this is a Town road. Ridderbusch stated that County need approval from the Town for access to this parcel to approve this CSM, otherwise it is landlocked.

**Motion by Pertile, seconded by Taylor to table action on CSM #32-25 pending review and clarification of the Town parcel and potential access.** Voice vote: Motion carried 6-0.

**Motion by Hegge, seconded by Christgau to adjourn meeting.** Voice vote: Motion carried.

Meeting adjourned at 8:49 a.m.

Lynn Wildes  
Town Secretary