

**CITY OF RHINELANDER  
PLANNING COMMISSION MINUTES  
TUESDAY, NOVEMBER 18, 2014**

**MEMBERS PRESENT:** Mayor Dick Johns, Mark Pelletier, George Kirby, Joe Sturzl, Jim Leschke, Sandy Bergman and Russ Brown.

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** City Administrator Blaine Oborn, Fire Chief Terry Williams, Petitioner: Michael Denis, 720 John Street: Kurt Oas, 5082 Grossman Avenue: Jesse & Bobbi Jo Everson and 5084 Grossman Avenue: Steve Quade.

**CALL MEETING TO ORDER:** The meeting was called to order by Chairman Dick Johns at 4:00 P.M., noting there was a quorum present to conduct business, the media had been properly notified and the agenda duly posted.

**APPROVAL OF MEETING MINUTES OF OCTOBER 21, 2014. MOTION BY KIRBY/LESCHKE TO APPROVE MEETING MINUTES OF OCTOBER 21, 2014. 7 AYE, 0 NAY; MOTION TO APPROVE CARRIED.**

**UNFINISHED BUSINESS:** None at this time

**NEW BUSINESS:**

**MAP AMENDMENT ANNEXATION** -*Discuss/Approve/Disapprove Petition for Direct Annexation by Bangii Waaseyaa Anangoog Trust, 23 W. Keenan Street, Rhineland WI, owner of property located at 5099 Old 8 Road, Rhineland (PE80-6). Proposed zoning is R-4 (Mixed Residential District) and I-1 (Light Industrial).* Williams explained that Mr. Denis is looking to annex the property that he owns. He is looking to zone the area where the plumbing shop is located to be I-1 and the rest of the area to be zoned R-4. Mr. Denis is present to answer any questions. Denis stated that he is asking for R-4 so that in the future if they choose to divide the property into smaller lots, but at the current time there are plans for the division. They would like the current home on the property to stay the same and have the shop separated off so that his son has a chance to purchase that property. Quade questioned the layout of the land and asked if he planned to fill in the area; Denis stated it is a great place for walk out basements and would cost too much to fill the area in. Blaine questioned if the properties connection to City sewer and water, it currently has a septic, but when future development is planned, it will be connecting to the City services. Denis stated that the current home on the property was constructed for the connection to City services. Bergman discussed with the neighbors the annexation; Bergman also questioned the asking of the I-1 in the middle of the property and why he would want that in the middle of homes. Denis stated that I-1 has less value than residential; she feels that it is not very good planning to her and feels that maybe the R-4 zoning request does not fit in the neighborhood. Denis stated that currently the property is zoned in the Town of Pelican and can do anything there. Williams stated that he feels that the R-4 zoning would be a good fit for this area. Discussion took place regarding lot sizes for R-4 and for other zonings. Discussion took place that if this was approved, there would be a possibility of 6-7 lots for future homes. Oas questioned if this property is annexed into the City, how will that effect his property as the services for the Print Pak building going through his yard and is NOT interested in being annexed into the City. Williams explained that the annexation of this property will not affect the neighbors at all. Any development on the property can happen whether it is in the City or the township. Leschke questioned the benefit to annex for the City; Blaine and Williams explained to connect to the City services he must be in the City and the benefit to the City is the tax base of the future development.

MOTION BY BERGMAN/BROWN TO APPROVE MAP AMENDMENT ANNEXATION PETITION FOR BANGII WAASEYAA ANANGOOG TRUST FOR PROPERTY LOCATED AT 5099 OLD 8 ROAD (PE80-6). ZONING SHALL BE R-4 (MIXED RESIDENTIAL DISTRICT) AND I-1 (LIGHT INDUSTRIAL) AS PRESENTED. Quade explained that they were concerned with the future of the property as they like living in the country AND wanted to confirm that they would not be forced to annex into the City. Kirby explained that this action does not force the neighbors into the City. Bergman discussed with the neighbors that being in the City is higher taxes but there are more services and that anyone has the right to petition the City with any issues regarding this property and suggested the neighbors planting trees to shield themselves. Everson questioned that previously he had talked with someone in the City regarding connecting to the City services and that there was comments that there was some ground contamination and wondered if this was a consideration; Denis stated that he too has a well on this current property. Williams stated that there are State Laws that protect issue regarding these types of things, including future run off due to development. 7 AYE, 0 NAY; MOTION TO APPROVE CARRIED.

**CERTIFIED SURVEY MAP** - *Discuss/Approve/Disapprove Certified Survey Map for property proposed for annexation by Bangii Waaseyaa Anangoog Trust; current property address 5099 Old 8 Road (PE80-6).*

MOTION BY KIRBY/STURZLE TO APPROVE CERTIFIED SURVEY MAP FOR BANGII WAASEYAA ANANGOOG TRUST AS SUBMITTED WITH ZONING BEING AS FOLLOWS:  
R-4 LOTS 1 AND 3 AND I-1 LOT 2

Brown felt it was a good clean survey when questioned by Pelletier.  
7 AYE, 0 NAY; MOTION TO APPROVE CARRIED.

**MATTERS OF EMERGENCY/INFORMATIONAL NATURE:**

- None at this time.

**FUTURE AGENDA REQUESTS AND MEETING DATE:**

- Tuesday, December 16, 2014 4:00 PM City Hall
- Tuesday, January 20, 2014 4:00 PM City Hall

**ADJOURNMENT:** MOTION BY PELLETIER/KIRBY TO ADJOURN PLANNING COMMISSION MEETING FOR TUESDAY, NOVEMBER 18, 2014 AT 5:00 PM, 7 AYE, 0 NAY; MOTION TO APPROVE CARRIED.

APPROVED BY: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_