

# **RHINELANDER PLAN COMMISSION MINUTES**

**TUESDAY, MAY 3, 2022**

**MEMBERS PRESENT:** Mayor Kris Hanus, Sandy Bergman, Carrie Mikalauski, Matt Wocelka, Jennifer Bonardelli, Leann Felten, and Russ Brown

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Zach Vruwink, City Administrator; Robbie Davister, Building Inspector/Zoning Administrator; members of the public.

**CALL MEETING TO ORDER/ROLL CALL:** The meeting was called to order by chairperson Hanus at 5:00 P.M. He noted the media had been notified and agenda duly posted. Roll call, quorum established.

**CHAIRPERSON'S WELCOME:** Kris Hanus welcomed everyone; opened public comment.

**PUBLIC COMMENT:**

- a. Tom Jerow extended thanks to Inspection staff for involvement on landscaping plans.
- b. Sandy Bergman commented on Tom's tree fund.

**APPROVAL OF MEETING MINUTES FROM 4/5/2022:** MOTION BY MIKALAUSKI, SECOND BY WOCELKA TO APPROVE MEETING MINUTES FROM 4/5/2022. 7 AYES, 0 NAYS. MOTION CARRIES.

**ACTION ITEM: Annexation and rezone for parcels PE-78-10, PE-80-G, and PE-1250-3 from Pelican township to City of Rhinelander to be zoned I-2 (General Industrial) for the purpose of constructing a trucking and warehouse facility.**

MOTION BY MIKALAUSKI, SECOND BY FELTEN TO ANNEX AND REZONE PARCELS PE-78-10, PE-80-G, AND PE-1250-3 FROM PELICAN TOWNSHIP TO CITY OF RHINELANDER TO BE ZONED I-2 (GENERAL INDUSTRIAL) FOR THE PURPOSE OF CONSTRUCTING A TRUCKING AND WAREHOUSE FACILITY. Hanus allows for further public comment on action item: Craig Hansen (5066 Old 8 Rd) and Don Hoff (5062 Old 8 Rd) spoke against annexation and rezone. They raised concerns about access to the proposed trucking and warehouse facility, safety of pedestrians and effect on home values. Bergman stated concerns on public knowledge of this meeting. TA Solberg's attorney, John Houlihan, stated he personally visited the site and spoke with a neighbor as well as city staff. He further stated an additional access to the property would be installed, emphasized the property is already I-2. Discussion about annexation and site plan process as well as further opportunity for public comment.

ROLL CALL VOTE: 4 AYES (HANUS, BROWN, FELTEN, MIKALAUSKI), 3 NAYS (BERGMAN, WOCELKA, BONARDELLI). MOTION CARRIES.

**PUBLIC HEARING: Annexation and rezone for city-owned parcels CR-202, CR-206, CR-207, CR-208, CR-209, CR-210, CR-211, CR-213, CR-214, and CR-283 located off Golf Course Road from the Town of Crescent to City of Rhinelander to be zoned C-R (Conservation & Recreation).**

Hanus opened public hearing. Ron Wiedeman & son (2725 S River Rd) and Deanna Urban Jacobs (6434 Urban Dr) all spoke against the annexation and rezone for above noted parcels. Citizens questioned if the land would remain forestry, whether the golf course hunting club would use this property for hunting and concerns for who will patrol the property. Joseph Priebe (3160 Detienne Rd) spoke in favor of annexation and rezone of above noted parcels. He requested the city look at creating a conservation easement to maintain the current use as trails. Public hearing closed. Davister and Vruwink noted hunting is not allowed within city limits. Vruwink added there is not a set plan for the land yet; conditions were set by Lee Swank who donated the land on how the city can use it. Discussion regarding allowed uses. MOTION BY MIKALAUSKI, SECOND BY FELTEN FOR ANNEXATION AND REZONE FOR CITY-OWNED PARCELS CR-202, CR-206, CR-207, CR-208, CR-209, CR-210, CR-211, CR-213, CR-214, AND CR-283 LOCATED OFF GOLF COURSE ROAD FROM THE TOWN OF CRESCENT TO CITY OF RHINELANDER TO BE ZONED C-R (CONSERVATION & RECREATION). ROLL CALL VOTE: 5 AYES (HANUS, BROWN, FELTEN, MIKALAUSKI, BERGMAN), 2 NAYS (WOCELKA, BONARDELLI). MOTION CARRIES.

**PUBLIC HEARING: Annexation and rezone for portion of parcel PE-51 from Pelican township to City of Rhinelander to be zoned INT (Institutional) for the purpose of Marshfield Clinic Rhinelander facility expansion.**

Public Hearing opened. No comments; closed.

MOTION BY BERGMAN, SECOND BY MIKALASKI TO ANNEX AND REZONE THE PORTION OF PARCEL PE-51 FROM PELICAN TOWNSHIP TO CITY OF RHINELANDER TO BE ZONED INT (INSTITUTIONAL) FOR THE PURPOSE OF MARSHFIELD CLINIC RHINELANDER FACILITY EXPANSION. 7 AYES, 0 NAYS. MOTION CARRIES.

**ACTION ITEM: Certified Survey Map (CSM) for 2260 North Shore Drive - Marshfield Clinic Rhinelander.**

MOTION BY BERGMAN, SECOND BY BROWN TO APPROVE CSM TO COMBINE PARCELS FOR 2260 NORTH SHORE DRIVE – MARSHFIELD CLINIC RHINELANDER. 7 AYES, 0 NAYS. MOTION CARRIES.

**ACTION ITEM: Site Plan for 2260 North Shore Drive - Marshfield Clinic Rhinelander facility.**

Davister and Jerow noted the landscape plan needed to be submitted and that maple trees be switched out as they are in abundance. Further discussion on site and landscape plan. MOTION BY BERGMAN, SECOND BY MIKALASKI TO APPROVE SITE PLAN FOR 2260 NORTH SHORE DRIVE CONTINGENT ON RECOMMENDATIONS OF INSPECTION STAFF: 1. CONTINGENT UPON ANNEXATION/REZONE THROUGH COMMON COUNCIL. 2. UPDATED LANDSCAPE PLAN SUBMITTED & APPROVED BY INSPECTION STAFF. 3. COMMON COUNCIL SHOULD CONSIDER REQUIRING SIDEWALKS TO BE INSTALLED ALONG NORTH SHORE DRIVE PER 3.01 & 5.07.9.06. 7 AYES, 0 NAYS. MOTIONS CARRIES.

**ACTION ITEM: Certified Survey Map (CSM) for T&H Holdings at 1205 Chippewa Drive.**

MOTION BY MIKALASKI, SECOND BY WOCELKA TO APPROVE CERTIFIED SURVEY MAP FOR T&H HOLDINGS AT 1205 CHIPPEWA DRIVE. 6 AYES, 1 NAY (BERGMAN). MOTION CARRIES.

**ACTION ITEM: Site Plan for multi-tenant commercial building on Spring Road (PE-45-7).**

Davister gave overview, recommended to approve. Discussion about site plan. MOTION BY WOCELKA, SECOND BY BONARDELLI TO APPROVE SITE PLAN FOR MULTI-TENANT COMMERCIAL BUILDING ON SPRING ROAD (PE-45-7) CONTINGENT ON RECOMMENDATIONS OF INSPECTION STAFF: 1. COMMON COUNCIL SHOULD CONSIDER REQUIRING SIDEWALKS TO BE INSTALLED ALONG SPRING RD PER 3.01 & 5.07.9.06 & WIDENING THE ROAD. 5 AYES, 2 NAYS (BROWN, BERGMAN). MOTION CARRIES.

**INSPECTION DEPARTMENT MONTHLY REPORT:**

Davister gave overview of report and updated on projects. Discussion about outdoor storage.

MOTION BY BERGMAN, SECOND BY FELTEN TO ACCEPT INSPECTION DEPARTMENT MONTHLY REPORT AS STATED. 7 AYES, 0 NAYS. MOTION CARRIES.

**MAYOR'S MONTHLY REPORT.** None.

**FUTURE AGENDA REQUESTS.**

- a. Electric charging stations in code.
- b. Discussed special meeting scheduled in May

**ADJOURNMENT/NOTICE TO CITIZENS.** Due to requirements contained in the Wisconsin Open Meetings Law, only those matters placed on this agenda may be considered by the Plan Commission at this meeting. If any member of the public desires that the Plan Commission consider a matter not included on this agenda, he or she should contact the Mayor or the City Administrator to have the matter considered for placement on a future Commission agenda.

**APPENDIX**

*Plan Commission Handbook:* <https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx>

*Zoning Board Handbook:* <https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/Zoning.aspx>