

# TOWN OF PRESQUE ISLE

## ZONING COMMITTEE & PLAN COMMISSION

Minutes, Tuesday, February 6, 2018, 8:30 am

Members Present: Dick Hemming; Peggy Johnson Wiessner; Al Drum; Paul Specht; Carl Schoenecker.  
Public Present: Marshall Reckard; Carmen Farwell; Forrest Jukich; Ted Cushing

The meeting was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Paul Specht, second by Al Drum. All Aye. Motion by Paul Specht, second by Al Drum to approve the minutes of the November 7, 2017 meeting. All Aye. Motion by Al Drum, second by Carl Schoenecker to approve the minutes of the November 29, 2017 joint meeting with the Accommodations Committee. All Aye except for Paul Specht who abstained.

Item 6.B. Ted Cushing is a Realtor who has a customer interested in Lot 21 of the original plat of the Village of Winegar, a parcel with 104.8 feet of frontage on Little Horsehead Lake. Mr. Cushing requests written assurance from the Committee that this parcel is a buildable lot according to Presque Isle Zoning Ordinances. He has previously spoken to the Presque Isle Zoning Administrator, Forrest Jukich who verbally assured him the parcel was a buildable lot because it was created as part of the original town's plat and prior to the town's May 8, 1959 original zoning ordinance. Mr. Jukich re-iterated that position at the meeting, cautioning that it is a buildable lot under the ordinances in effect today but there was no guarantee of the future. Mr. Cushing acknowledged the minutes of the meeting would suffice for his client. Accordingly Paul Specht moved and Carl Schoenecker seconded a motion noting that Lot 21 or the original Plat of the Village of Winegar is buildable under the present Presque Isle Zoning Ordinance, provided building setbacks are observed, because when it was created it contained sufficient frontage and area as set forth in Sec. 902.10.1.2 of the Ordinance." Mr. Cushing thanked the Committee for their time.

Update of Carlin Lake Zoning Issue: Carmen Farwell reported the Court has issued a permanent injunction against the taking of water from the Carlin Lodge property citing the Vilas County Zoning Ordinance as its reasoning. The plaintiffs have some indication there will be an appeal. Deadline to appeal is February 22. If an appeal is made there will be 30 days for the plaintiff's to file a brief and then 20 days for the defendants to respond. Subsequently there will be a 90 day period for the judge to decide.

Item 5.A. Marshall Reckard noted that the Vilas County and Presque Isle have identical definitions of guesthouses and that the county will treat a new guesthouse as a new residential building requiring an additional 100 feet of frontage if on water.

Item 6.A. Act 67 & Statutes 60.62, 60.65 and 66.10015. Marshall Reckard asked the Committee to consider the following issues regarding Act 67 and the Presque Isle Zoning Ordinance: repair of non-conforming structures no longer needing a variance; wetlands notice per Sec. 60.625 & removal of the hyperlink; ordinance committee working on a municipal ordinance for short-term rentals using the proposed Minocqua ordinance as a model. The Committee was directed to read Act 67 and the cited statutes prior to the next meeting to address these issues.

Next meeting date will be March 27, 2018 at 8:30 am at the Presque Isle Community building.

Motion to adjourn by Paul Specht, second by Al Drum. All Aye. Meeting adjourned at 9:25 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary