

**VILLAGE OF MINONG**  
PLANNING COMMISSION MEETING  
AT THE VILLAGE OF MINONG HALL  
123 5<sup>TH</sup> AVE MINONG, WI 54859  
WEDNESDAY SEPTEMBER 4<sup>TH</sup>, 2024.  
10:00 A.M.

**AGENDA**

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1. Call meeting to order
2. Roll call
3. Approval of Agenda
4. Zoning request by John E Link Properties, LLC. To split the one, R-2 residential zoned, 1.500-acre lot, located at 212 Main Street Minong, WI 54859 into two residential lots. Proposed Lot size as follows: Lot 1 100.46' and Lot 2 119.54' zoned R-2 Residential.
5. Public Comment or Concerns
6. Planning Commission Recommendation to Village Board
7. Adjourn

Village requests people requiring assistance to enable attendance and participation to provide at least 24- hour notice.

APPLICATION FOR REZONING

Date: 8.26.2024

Owner: John E Link Properties LLC

Address: PO BOX 33 MINONG WI 54859

Legal Description: 1/4, 1/4, 1/4, 1/4, Sec.     , Twnp.     , R.     

Pt. Govt. Lot(s)     , Lot      Block     , Subdivision     

Vol.      Page     , Parcel #     

Present Zoning District: R-2 Change to:     

Acreage: 1.5 or Lot size: 100x290 + 119x290 SEE MAP

Present Improvements: Homes & Garages

Proposed Improvements: SUBDIVIDE INTO 2 RESIDENTIAL LOTS W HOMES

Characteristics of the Surrounding Area: Residential Homes

A site plan for the proposed request is attached. All required Village Sewer & Water permits are attached.

John E Link  
Owner

Application       
with the following reasons:

Notice Advertised: 9/5/24

9/12/24

Planning Hearing Date: 9/16/24

Village Ord 9/20/24

Chairman:     

Date:     

NOTE: Property owners within 100 feet of your property will be notified of your request.

APPLICATION FEE: 125.00

PUBLICATION FEE:     

The Above fees are not refundable even if request is denied.

      
Applicant

# Washburn County Certified Survey Map No.

Outlot B and part of Outlot 7, Assessor's Plat of the Village of Minong, within the SW 1/4 - SW 1/4, Section 24, T 42 N, R 12 W, Washburn County, Wisconsin

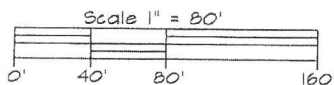
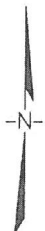
Ripley Land Surveying, LLC  
 P.O. Box 337 1200 Lampert Drive  
 Spooner, Wisconsin 54801

Approved by the Village of Minong

By \_\_\_\_\_

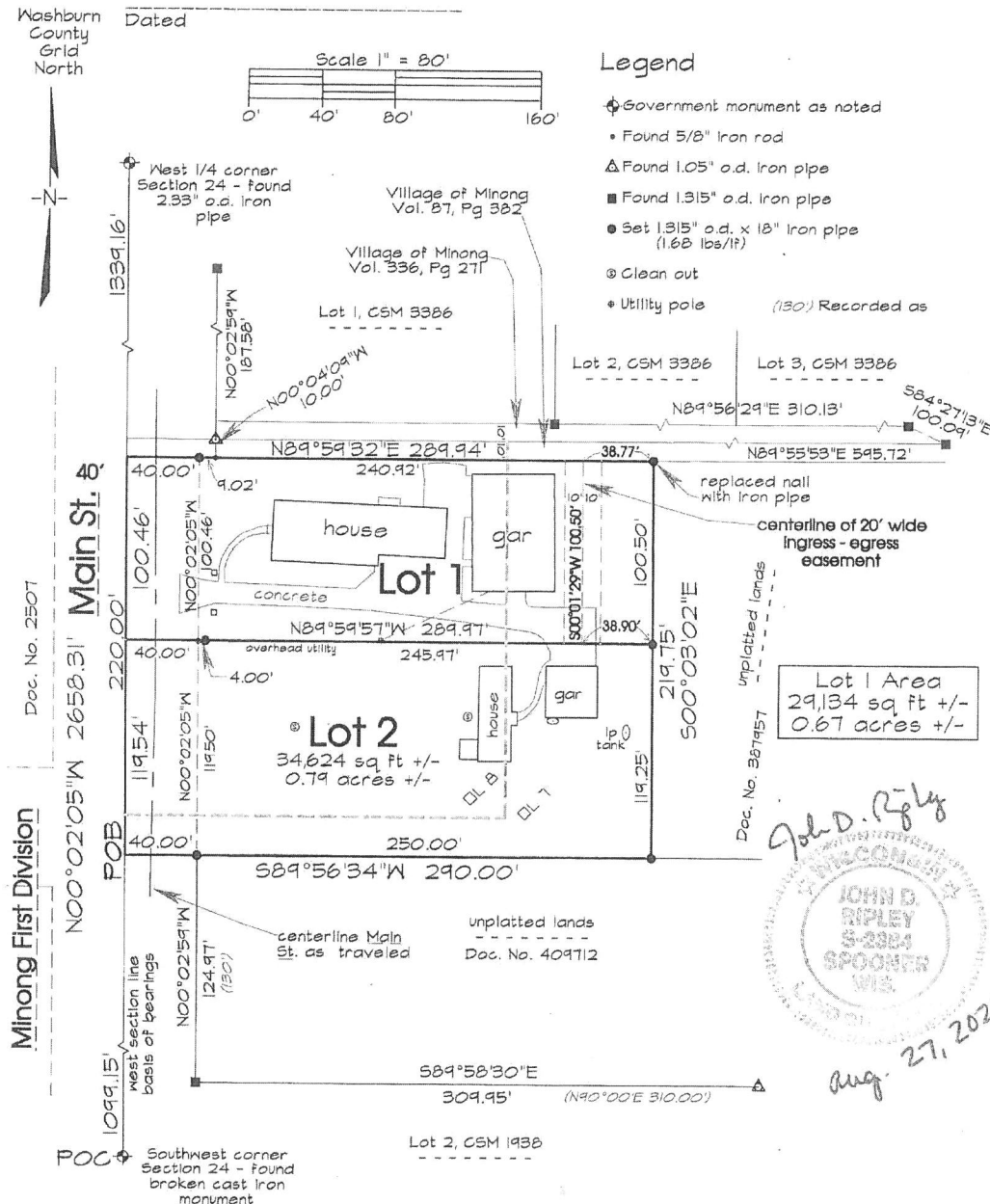
Dated \_\_\_\_\_

Washburn County Grid North



### Legend

- ◆ Government monument as noted
- Found 5/8" Iron rod
- △ Found 1.05" o.d. Iron pipe
- Found 1.315" o.d. Iron pipe
- Set 1.315" o.d. x 18" Iron pipe (1.68 lbs/lft)
- ⊙ Clean out
- ⊕ Utility pole (130) Recorded as



Lot 1 Area  
 29,134 sq ft +/-  
 0.67 acres +/-

*John D. Ripley*  
  
 Aug 27, 2024

**Washburn County Certified  
Survey Map No.**

**SURVEYOR'S CERTIFICATE**

I, John D. Ripley, Wisconsin Professional Land Surveyor No. 2384, hereby certify that at the direction of John E. Link, I have surveyed, subdivided, and mapped Outlot 8 and part of Outlot 7, Assessor's Plat of the Village of Minong, within the Southwest Quarter of the Southwest Quarter, Section 24, Township 42 North, Range 12 West, Washburn County, Wisconsin, more fully described as follows;

Commencing at the monumented southwest corner of Section 24;  
Thence North 00° 02' 05" West along the west section line 1099.15 feet to the Point of Beginning;  
Thence continuing North 00° 02' 05" West along said section line 220.00 feet;  
Thence North 89° 59' 32" East 289.94 feet to an iron pipe;  
Thence South 00° 03' 02" East 219.75 feet to an iron pipe;  
Thence South 89° 56' 34" West 290.00 feet back to the Point of Beginning.

Said parcel containing 63,758 square feet (1.46 acres), more or less, and is subject to the rights of the public in Main Street, a village street shown as 40 feet on each side of the section line as per the plat of Minong First Division, Document No. 2507.

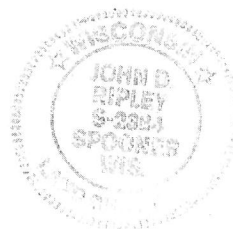
Lot 1 is subject to a 20 foot wide easement for ingress – egress as shown on this CSM for the benefit of Lot 2, with 10 feet on each side of the centerline shown.

Said parcel is subject to any easements, restrictions, or reservations of record.

Attached map is a true and correct representation of all the exterior boundaries of the land surveyed and the division of such lands. I have complied with Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Village of Minong Subdivision Control Ordinance in surveying, dividing and mapping said lands.

*John D. Ripley*

John D. Ripley Wis PLS-2384  
August 27, 2024





The Washburn County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Washburn County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. The data contained herein is a matter of public record.

Date created: 8/28/2024

Last Data Uploaded: 8/28/2024 12:28:04 AM

Developed by



- (5) Rear yard—15 feet from existing easement or property line.
- (6) Lot area per family.
  - a. Ten thousand square feet for one family.
  - b. Eight thousand square feet [each] for two family [(16,000 sq. ft. total)].
  - c. Four thousand square feet [each] for multi-family [16,000 sq. ft. total)].
- (7) Minimum lot width—100 feet.
- (8) Parking: off-street residential—One per family and one per two boarders or guests.
- (9) Minimum floor area per family.
  - a. One thousand square feet for three bedroom [dwelling].
  - b. Eight hundred square feet for two bedroom [dwelling].
  - c. Five hundred seventy-five square feet for one bedroom [dwelling].

(Code 1990, § 13-1-23; Ord. of 8-5-1996)

**Sec. 13-1-24. - R-2 Residential district.**

- (a) *Purpose.* This district provides for one family and two family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development in those areas which can be economically and readily served by utilities and municipal facilities.
- (b) *Permitted uses.* All uses permitted in the R-1 residential district.
- (c) *Conditional uses.* All uses permitted by conditional permits in the R-1 residential district, plus:
  - (1) One family mobile homes.
  - (2) Neighborhood convenience outlets offering goods and services, provided that no such uses employ more than one nonresident on the premises and such uses will not include an operational activity that would create a nuisance to, or be otherwise incompatible with the surrounding residential area. Any expansion of such businesses operating in the R-2 district at the time of adoption of this chapter shall also be required to comply with the provisions of article D.
- (d) *Area requirements.* Same as the R-1 residential district provisions.

(Code 1990, § 13-1-24)

Sec. 13-1-23. - R-1 Residential district.

- (a) *Purpose.* This district provides for one family and two family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development in those areas which can be economically and readily served by utilities and municipal facilities.
- (b) *Permitted uses.*
- (1) One family and two family year-round dwellings.
  - (2) Private garages and carports.
  - (3) Signs subject to the provisions of this chapter.
  - (4) Essential services and utilities intended to serve the principal permitted use.
  - (5) Horticulture and gardening.
  - (6) Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
- (c) *Conditional uses.*
- (1) Multi-family [three or more] dwelling units.
  - (2) Rooming or boarding houses.
  - (3) Mobile home parks subject to the provisions of this chapter.
  - (4) Public and semi-public uses including but not limited to the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings shall not be permitted.
  - (5) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
  - (6) Home occupations or professional offices provided no such uses occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
- (d) *Area requirements.*
- (1) Maximum building height—35 feet.
  - (2) Side yard: principal building—Ten feet on each side.
  - (3) Side yard: accessory building—Five feet.
  - (4) Front yard setback—15 feet from existing easement or property line.

## Real Estate Washburn County Property Listing

Today's Date: 8/28/2024

Property Status: **Current**

Created On: 3/16/2007 10:39:42 AM

 **Description**

Updated: 12/12/2019

**Tax ID:** 29847  
**PIN:** 65-151-2-42-12-24-5 15-532-020000  
 Legacy PIN: 65 151 2 42 12 24 3 3 0200  
 Map ID: VM 459A  
 Municipality: (151) Village of Minong  
 STR: S24 T42N R12W  
 Description: PT OUTLOT 7 & OUTLOT 8 EXC N 10'  
 AKA N 230' W 290' SW SW DOC# 388670  
 QC  
 Recorded Acres: 1.500  
 Calculated Acres: 0.000  
 Lottery Claims: 0  
 First Dollar: Yes  
 ESN:

 **Tax Districts**

Updated: 3/16/2007

1	State
65	County
151	Village of Minong
653654	Northwood School
001700	Tech College

 **Recorded Documents**

Updated: 12/12/2019

 **Quit Claim Deed**

Date Recorded: 12/10/2019

[388670](#) **Warranty Deed**

Date Recorded: 6/28/2016

[372556](#) **Ownership**

Updated: 12/12/2019

**JOHN E LINK PROPERTIES LLC**

MINONG WI

**Billing Address:**

**JOHN E LINK PROPERTIES LLC**  
 PO BOX 33  
 MINONG WI 54859-0033

**Mailing Address:**

**JOHN E LINK PROPERTIES LLC**  
 PO BOX 33  
 MINONG WI 54859-0033

**Site Address** \* indicates Private Road

212 MAIN ST

Minong 54859

**Property Assessment**

Updated: 6/28/2021

**2024 Assessment Detail**

Code	Acres	Land	Imp.
G2-Commercial	1.500	12,500	195,400

**2-Year Comparison**

	2023	2024	Change
<b>Land:</b>	12,500	12,500	0.0%
<b>Improved:</b>	195,400	195,400	0.0%
<b>Total:</b>	207,900	207,900	0.0%

**Property History**

N/A