

VILLAGE OF MINONG

Public Hearing Agenda
Monday August 14th, 2023
Minong Village Hall 123 5th Ave Minong WI 54859
5:00 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Agenda
4. Public Comment - Conditional Use Permit Request from Birch's Trail Side, LLC. Residential use in a Commercial District. 620 Shell Creek Rd Minong, WI 54859. Purpose: Long term rental for single wide former office trailer to a 1 bed 1 bath rental home.
5. Adjourn

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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

VILLAGE OF MINONG

PLANNING COMMISSION MEETING
MINONG VILLAGE HALL 123 5TH AVE MINONG, WI 54859
MONDAY AUGUST 14, 2023
5:10 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Conditional Use Permit Request from Birch's Trail Side, LLC.
Residential use in a Commercial District. 620 Shell Creek Rd Minong,
WI 54859. Purpose: Long term rental for single wide former office
trailer to a 1 bed 1 bath rental home.
5. Planning Commission Recommendation to Village Board
6. Adjourn

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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

**VILLAGE OF MINONG PLANNING COMMISSION
NOTICE OF PUBLIC HEARING AND MEETING**

The Village of Minong Planning Commission will hold a Public Hearing on August 14th, 2023, at 5:00 p.m. at the Village of Minong Hall located at 123 5th Ave Minong, WI 54859 to review a Conditional Use Permit (CUP) request for 620 Shell Creek Rd Minong, WI 54859. Birch's Trail Side, LLC. VM 534F PT Out lot 19 L1 CSM #1625 V 7 P 46 Property ID 29761. **Purpose for the CUP Request:** To renovate and rent out single-wide former office trailer zoned commercial to a 1 bed 1 bath long term rental apartment for residential use. Immediately following the Public Hearing there will be a meeting by the Planning Commission to act on the Conditional Use Permit with recommendation to the Village Board on September 7th, 2023, at 5:00 p.m.

Janel Lee
Clerk-Treasurer Village of Minong
Notice Published: 07.27.2023 & 08.03.2023.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



- (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.

- (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. 13-1-25. - C-1 Commercial district.

- (a) *Purpose.* This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices, and similar commercial establishments.
- (b) *Permitted uses.* Facilities such as, but not limited to, the following:
 - (1) Retail stores and shops offering convenience goods and services.
 - (2) Business and professional offices and studios.
 - (3) Banks and savings and loan offices.
 - (4) Public and semi-public buildings and institutions.
 - (5) Commercial entertainment facilities.
 - (6) Laundromats.
 - (7) Restaurants.
 - (8) Taverns.
 - (9) Medical and dental clinics.
 - (10) Recreation service-oriented facilities.
 - (11) Motels and tourist homes.
 - (12) Essential services.
- (c) *Conditional uses.*
 - (1) Public and semi-public conditional uses as stated in the R-1 district.
 - (2) New and used car sales establishments.
 - (3) Wholesaling establishments.

- (4) Transportation terminals.
- (5) Farm implement sales firms.
- (6) Outdoor theaters.
- (7) Miniature golf, go-carts, and amusement parks.
- (8) Drive-in establishments offering in-car service to customers.
- (9) Auto service stations and maintenance facilities.
- (10) Rooming and boarding houses, with adequate off-street parking.
- (11) One family residences subject to the R-1 district provisions.

(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 on each side.
- (4) Front yard setback*—15 feet.
- (5) Rear yard setback*—25 feet.
- (6) Minimum lot width*—50 feet.
- (7) Truck unloading area*—Sufficient space so that no streets or alley need be blocked.

*In the blocks in the commercial district which are already developed, setbacks, minimum lot widths, commercial parking and truck unloading areas for new or renovated buildings may correspond with the existing setbacks, minimum lot widths, commercial parking and truck unloading areas, provided the plan commission determines such action will be in keeping with the purposes of the chapter and issues a conditional use permit in connection therewith.

(Code 1990, § 13-1-25)

VILLAGE OF MINONG
PLANNING/ZONING COMMISSION MEETING
LOCATED AT THE VILLAGE HALL 123 5TH AVE, MINONG, WI 54859
MONDAY, AUGUST 14, AT 5:25 P.M.

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Discuss/Review/Recommend
 - a. Ordinance Sec. 22-23 – Throwing or shooting of arrows, stones and other missiles prohibited.
5. Planning Commission Recommendation to Village Board
6. Items for Next Planning/Zoning Agenda
7. Adjourn

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