

PLAN COMMISSION MEETING MINUTES – 7/24/2025

Government Unit Conducting Meeting: Plan Commission
Date: July 24, 2025
Time: 4:00 P.M.
Place: 410 Division Street, Park Falls, WI 54552
2nd Floor Conference Room

Members of the Board of Plan Commission Present: Mayor Tara Tervort, Michael Mader, Dixie Weidman, Gary Wollerman, Lauri Hart, Michelle Scharp, Victor Ambrose

Members Absent:

Staff: Scott Kluver, William Hoffman

Public: Alan Chrouser, Randy Ray, Brian Michalski

The meeting was called to order by Mayor Tervort at 4:00 pm.

Public Comment – Mr. Ray commented that he would like to build a garage, but the current regulations prevent him from doing so. Mr. Chrouser submitted a list of additional changes he would like to see including increasing the height requirements, how yard measurements are taken, distance between buildings.

Recommendation- Ordinance 25-015 Accessory Uses or Structures – Several changes to the accessory use ordinance were proposed. Attorney Schoenborn made some modifications to the definition of an accessory structure, but the proposed 30 percent rule would only apply to those structures with a roof. A provision was specifically added for limiting accessory structures without a primary structure except in the C-1 district. Discussion occurred on the proposed changes. The new definition of accessory structures has some concerns as far as how all those items apply regarding setbacks. It was suggested that there be a definition of accessory structures and a definition of accessory buildings, with fences removed completely. Regarding Mr. Chrouser's suggestions, consensus for having a maximum height of 24 feet, which is necessary for certain building sizes for appropriate pitch. No desire to change the yard areas, and the building location can be less if it is fire rated which already exists in the code. Mader moved and Weidman seconded to recommend approval of the proposed changes with the discussed changes to the definition of accessory structure and accessory building, removing fences all together, and increasing the maximum height to 24 feet. Further discussion. Motion carried 7-0.

Recommendation – Ordinance 25-016 Accessory Structures Restricted – This ordinance adds the restriction on having an accessory structure without a primary structure to another section of the code. Although it is redundant, it makes it easier to find. Hart moved and Mader seconded recommending approval of Ordinance 25-016. Motion carried 7-0.

Recommendation – Ordinance 25-017 Shoreland-Wetland Zoning and Ordinance 25-018 Floodplain Zoning – These ordinances make the new definition of accessory structures consistent in this chapter. Mader moved and Ambrose seconded to recommend the approval of both the proposed ordinances with the proposed accessory structure/building definitions as discussed for ordinance 25-015. Motion carried 7-0.

Recommendation – Ordinance 25-019 C2 District Area Requirements – Waterfront Setback; Ordinance 25-020 C1-A District Area Requirements – Waterfront Setback; Ordinance 25-021 A1 District Area Requirements; Waterfront Setback; Ordinance 25-022 R2 District Area Requirements; Waterfront Setback; Ordinance 25-023 R1 District Area Requirements; Waterfront Setback - A series of ordinances

were proposed to change the waterfront setback from 75 to 50 feet. Weidman moved and Sharp seconded to recommend approval of the five ordinances referenced. Motion carried 7-0.

Review/Recommendation – Proposed Zoning Map Amendments – A map of proposed amendments, some of which were from rent land use map changes, were presented. It was noted that item #11 was not needed. Mader moved and Hart seconded to recommend approval of the proposed zoning map changes without item #11. Motion carried 7-0.

The meeting was adjourned at 4:52 p.m.

Prepared by: Scott Kluver, Zoning Administrator