

**COMMITTEE:** ZONING/CONDITIONAL USE HEARING/FOREST COUNTY POTAWATOMI  
COMMUNITY/APARTMENT BLD.

**DATE:** THURSDAY, DECEMBER 14, 2023

**TIME:** 4:30 PM

**PLACE:** COUNTY BOARD ROOM

#### **CALL TO ORDER**

Chairman Karl called the meeting to order at 4:30p.m. and read the agenda

#### **ROLL CALL**

Present: Mike Miller, Ron Karl, Brian Piasini, Lloyd Fulcer and Scott Goode.

Absent:

Others Present: Jeannie Fannin (Zoning Administrator), Sandy Beauchaine

Members of the Public included: Jim Bocek, Alois Bocek, David Kircher, Gary Lee Boss, Doris and Dennis Moon, William Chaney, Mark Chrisman, Tim Rusch, Glenn Evans, Elizabeth Evans, Rick Huber, Randy Wendt, Michelle Berdan and Jerry Schallock.

#### **APPROVAL OF THE AGENDA**

Motion by Lloyd Fulcer to approve the agenda, second by Scott Goode. All present voting (AYE). Motion carried.

#### **CONFIRM COMPLIANCE WITH OPEN MEETING REQUIREMENTS**

Jeannie Fannin showed the affidavit of mailing and noted the posting of the notice on the east and west doors of the Courthouse and in the Forest Republican. Property owners within 500 feet of the property were notified by mail.

#### **INFORM THE PUBLIC OF HEARING PROCEDURES (time for each speaker)**

Karl informed the public that each speaker would be given 5 minutes.

#### **MOTION TO OPEN THE PUBLIC HEARING**

Motion by Scott Goode to open the public hearing, second by Mike Miller. All present voting (AYE). Motion carried

#### **READING OF THE APPLICATION**

The application for a 12-unit apartment building was read by Fannin

#### **APPLICANTS PRESENTATION**

Michelle Berdan, along with Jerry Schallock gave the presentation for the Forest County Potawatomi. Posters were presented showing the preliminary plans for the building and property. The building will have apartments with 1 to 3 bedrooms. Each apartment will have a 1 stall garage to go with it. Total square footage of the building will be around 10230 sq. feet. They have applied with the DOT for a driveway access from US HWY 8.

#### **COUNTY PRESENTATION (STAFF REPORT)**

Fannin read the staff report with the proposed conditions. She also stated that she had been in contact with Wisconsin DNR staff regarding a well on this property and also DSPS on the sanitary system.

#### **COMMENTS FROM THE PUBLIC (IF ANY)**

a. Rick Huber (Town of Crandon Chair), questioned if the land was taxable, and if the apartments would be open to all, not just tribal members. Ms. Berdan and Mr. Schallock stated the apartments would be open to all, they stated the need for housing in Forest County. These would not be low-income apartments and the rental rates would be in comparison to the local area rental rates.

b. David Kircher stated that he was concerned about the HWY 8 access, and the drainage from the property possibly overloading the existing culvert.

c. Mark Chrisman (Forest County Highway Commissioner) stated that the DOT had the application and was waiting for an engineered plan from the tribe for the driveway. The driveway from HWY 8 is not set in stone.

d. Alois Bocek asked the committee if there could be another apartment building built on this property with the current zoning. Fannin explained that yes there could be as there is enough property to do so. He also stated he had concerns on the traffic for this area especially during race weekends.

e. William Chaney stated that County S would be a better place for a driveway. He also stated that the intersection of S and 8 needed work.

f. Darrell Wilson (Crandon Fire Chief) questioned if there was going to be a retention pond on this property as the fire department cannot haul enough water for a building of this size.

g. Jim Bocek asked if the tribe had considered any other location. He was also concerned about the well causing problems for neighboring properties.

e. Scott Goode stated that in the past the tribe has worked well with Forest County.

#### **COMMENTS FROM THE TOWN**

There were no further comments from the town as Mr. Huber spoke during public comment.

#### **FINAL QUESTIONS FROM THE COMMITTEE**

There were no further questions from the committee.

#### **MOTION TO CLOSE THE PUBLIC HEARING**

Motion by Lloyd Fulcer to close the public hearing, second by Brian Piasini. All present voting (AYE). Motion carried.

#### **DELIBERATION AND DECISION, ANNOUNCE DECISION**

The committee discussed parking and garbage storage on this property. Mike Miller made a motion to approve the application for a 12- unit apartment building with the conditions listed below, second by Scott Goode. All present voting (AYE). Motion carried.

Conditions agreed to:

1. Maximum 3 parking places for each apartment.
2. Garbage to be kept in an enclosed area in dumpsters on the property.
3. No unlicensed vehicles left on the property.
4. If grading over an acre of land a DNR stormwater permit will be required.

5. A copy of a maintenance policy for the property to be recorded with the zoning office.

**ADJOURN**

Motion by Lloyd Fulcer, second by Brian Piasini to adjourn. All present voting (AYE). Motion carried.  
Public Hearing adjourned at 5:00 P.M.

These minutes are not official and are subject to change. They will be officially approved at the next scheduled Zoning meeting.