TOWN OF PRESQUE ISLE,

ZONING COMMITTEE & PLAN COMMISSION

Minutes Oct. 13, 2026 P.I. Community Center v2

Five Members Present: Chairperson Peggy Johnson, Amy Moerschbaecher, Bob Heilman, Patrick Roche, Carl Schoenecker. Forest Jukich, Absent. Peggy called the meeting to order at 2:57 p.m.

Approval of Sept. 09, 2026 agenda motion by Amy, seconded by Patrick, MC

Approval of Aug. 11, 2026(Sept 09 meeting canceled) minutes motioned by Amy, seconded by Peggy, MC

Public Members in Attendance*:*

Al Eschenbach

Greg Maines / Metz division of land

John MacClean

Old Business

- *Vilas County zoning update on MacLean County M parcel 22-1973-039 / Wilderness Surveying.* Vilas County Zoning & Planning has signed off on the proposed CSM. Discussion ensued of how Zoning preliminary CSM's get on the P.I. Town Board agenda. For the time being, Carl will e-mail town clerk when it has been determined by the Zoning Committee that our recommendations warrant action by the town board. Committee will look into their processes to ensure that there is a more definitive communication device in place.

- *Status of Vilas Co. review/approval on initial P.I. Storage Container regulation & revision of current P.I. Camping regulation* . County has signed off on P.I.'s proposed regulation of storage containers. Whether the town has received that communication is in question. Peggy received communication from the county. Since the town has passed the recommendation, contingent of county board approval, and county board approval has taken place, all that needs to be done is to implement/publish the storage container regulation.
  Peggy would like to touch base with Forest before recommending written implementation on our proposed camping regulation

- Section 902.6 and subsequent sections
  902.7 The question of the 20% of wetland of the parcel was bantered around. Al interjected that the word "high ground" , "buildable area" & "continuous" is important. The committee, as a whole, could not come to a consensus of what 902.7 meant. Bob will attempt to draft up a more understandable regulation.

New Business

- *Division of land 22-1670 / Red Fox Spur Natural Lakes*
  Greg Maines from Maines & Associates is representing Steven & Ethan Metz on a division of land in the Natural Lakes Subdivision. Lot 1 of 22-1670 has 16 acres, majority of that being wetland. Within lot 1 there is approx.. 5 acres of buildable property with a recorded easement off of Red Fox over an adjacent property leading to lot 1, however there is not 50' of road frontage at the easement on Red Fox which is a Presque Isle zoning requirement. As a work-around, Metz's have obtained a sliver of land on the northwest corner of Lot 1 which leads up to Red Fox Spur. The sliver of land @ Red Fox Spur is 87" wide which fulfills a requirement that lot have 50' of

road frontage. Peggy would like Greg to identify the amount of buildable acreage on the parcel. Motion to approve Metz CSM(Certified Survey Map) with buildable acreage dimensions mentioned previously motion by Peggy, 2nd Patrick, MC.

7. **Zoning Administrator Report**

8 .**General Discussion**

9. Next meeting . Nov. 10, 2026 / 3:00pm

10. Adjournment 3:57 p.m. Respectfully submitted, Carl Schoenecker / Recording Secretary