

Winchester Planning Commission Minutes
February 26, 2024 7:00 pm at the Winchester Town Hall
7228 Highway W, Winchester Wis. 54557

The meeting was called to order at 7:00 pm at the Winchester Town Hall and via Zoom. Present were PC members Chairman Sulo Wainio, James Logan, Nicholas Newton, Lenelle Scholl and Robert Silvis, New member and voting alternate Stefanie Kutz, Brian Jopek and John Melzer there via Zoom. Also at the meeting, Town Board Supervisor Joe Discianno, Town Board Liaison John Grimmer, County Board Supervisor Dick Logan and County Zoning Commissioner Dave Sadenwasser. The Pledge of Allegiance was recited. Roll was called, and a quorum was verified. The meeting was called to order by Chairman Solo Wainio.

- Approval of the agenda at the Discretion of the Chair. So moved by Jim Logan, seconded by Nic Newton.
- Winchester Town Board Liaison Report: John Grimmer will be attending a program given by the Discovery Center water expert. Discussion ongoing about broadband service for Circle Lilly Rd customers, New EMS bylaws approved by Winchester Town Board.
Correspondence and Commission Reports: None.
Public Comments: None.

Old Business

1. Discussion/possible action Winchester Room Tax. John Grimmer has been working on the proposed ordinance and incorporated legal counsel notes. Dick Logan has been working with the county, and they would like to have town input and work in concert with the town. Stephanie Kutz and Robert Silvis worked on clarification of the permitting process for short term rentals, fees and penalties. The permit applications were reviewed and corrections made. Permits will be filled put by applicants and give to Town Clerk. Money or Payments to Town Treasurer. There is need for an effective date for the ordinance. Room taxes will be paid by rentals, campsites and rv rental sites. Any rental for 30 days or more is exempt from room. There were questions about who will issue citations for enforcement. The plan was forward, with approval of edits, Moved by Jim, seconded by Nic.
2. Discussion on Vilas County Hearing on rezoning t property off Rita road. See New business #1.
3. Discussion/possible action on Winchester lot sizes. County lot sizes to follow state. Presently shoreline properties to include 100' frontage, and to be 20,000 square feet. Discussed subdivision rules, town can be more restrictive, but not less. Off-water lots to be 1 ½ acres in size. Smaller lake lots can be "grandfathered" as Legal Non-comforming.
4. Discussion/ possible action on reviewing maps in Town of Winchester Comprehensive Plan 2021 and Vilas County zoning maps. Tabled until next meeting when all maps have arrived; may be redone online.

New Business

1. Discussion with Vilas County Zoning Department Commissioner David Sadenwasser. Dave discussed the makeup of the Zoning Commission, and what their functions were. They included issuing of zoning permits, supervision of septic systems, and enforcement of County ordinances. Not responsible for enforcing Town ordinances but operate with an eye to town rules. They are

responsible for enforcement of County ordinances and following up complaints. In dealing with problems or complaints, explanation of rules and seeking compliance is first before, fines and penalties. In order to camp outside of town or campground, one needs permission, a septic plan, and following county ordinances for setbacks. Town driveway permits were discussed and are required by the Town. Zoning to be guided by the Comprehensive land use plan, which reflects the Town's long-term vision. Rezoning of the Rita Road property and Chuck Kramer's plans for development of the area discussed. Subdivisions were also discussed; the lot size and shape, appropriateness of soil for septic, road access, private easements wetland preservation, and maintenance of private roads. Dave Sadenwasser was thanked for his help and time.

2. Discussion/possible action on Winchester driveway permit fee: The driveway permit is required from the Town and has been re-written to include 100\$ fee, a quarter-quarter description and parcel number, culvert size requirement, 12' to 15' width and ability to accommodate emergency vehicles. There should be a follow-up inspection when driveway is approaching completion. A representative of the Town will present the permit to the property owner, with a copy of the ordinance attached, to prevent questions or misunderstandings.
3. Discussion/possible action on Winchester Fines and Penalties: Tabled, future agenda item.
4. Discussion/possible action Winchester Wake boat public hearing: Wake boat meeting held at Winchester town hall and via Zoom was very well-received and complimented. There were many requests to remove exemptions from the audience, so this will be on-going.
5. Discussion/possible action review of chapter five of the town of Winchester Comprehensive Plan. Tabled. Will be future agenda item.

Future Agenda items #2,#3, & #5 in new business.

Motion to adjourn by Sulo, seconded by Nicolas at 21:00 pm.

Future Meeting; 7:00PM Monday, March 25, 2024. Nicolas will chair meetings.

Submitted by Cassandra Lee,. Secretary