

Village of Withee

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PLANNING COMMISSION MEETING

The Village of Withee Planning Commission met on January 17, 2024, at 7:00 p.m. in the Municipal Building, Conference Room.

Terry Pawlukiewicz called the meeting to order at 7:00 p.m.

ROLL CALL

Roll call was answered by Kevin Thorson, Lynn Van Winkle, Everett Lindgren, Derek Schad, Randy Shelton, Terry Pawlukiewicz, and Pat Esker. Village Clerk Niemi recorded the minutes. Also, present were Amos Hurst, Michelle Hurst, Cindy Cardinal, Nevin Zimmerman, Chris Maurina, Paul Martin, Marie Healy, and Sean Healy.

The plan commission was called to consider two applications for rezoning and map amendments. Michelle and Amos Hurst applied to change the zoning at parcel 191.0092.000 from R-1 Single-Family Residential to R-2 Multi-Family Residential, to allow for renting to multiple tenants. Chris Maurina applied to change the zoning at parcel 191.0232.00 from R-D Rural Development to C-2 General Commercial, to allow for business development.

REQUESTS FOR REZONING

Parcel 191.0092.000, owned by Michelle and Amos Hurst is located in the R-1 Single Family Residential district. Michelle Hurst told the planning commission that they would like to renovate the lower level of the building, formerly the New Harvest church, to be rented out to traveling nurses from Titan Medical. The space of 800 square feet is like a studio and would be shared between two nurses with each having their own bathroom. Usually traveling nurses stay for 13 weeks, often extending for 13 more weeks. VanWinkle asked if trailers, motorhomes, snowmobiles, and plows, would be parked like at 40 Winks, as there are six parking spots. M.Hurst replied that only the two vehicles for the tenants would be parked in the lot. VanWinkle asked the dimensions of the lot which are 18,750 square feet. VanWinkle asked if they will be furnished. Hurst replied that they will be furnished, and the utilities will stay in Hurst's name. Esker asked if the contract for traveling nurses was ongoing where one set of nurses comes in and the other leaves and if it was short-term or long-term rentals. Also, Esker asked what happens if there isn't a demand for the short-term rental and if it could become long-term rental. Hurst replied that it could be long-term but since it is such a small space it would only be ideal for a single person or a couple. Currently, there are 17 traveling nurses and/or certified nursing assistants working at the Clark County Rehabilitation and Living Center, and Hursts are constantly getting calls for short-term rentals. Their other property has been filled by traveling nurses and has not been rented by the night or the weekend for some time. If the demand for traveling nurses ceases, M.Hurst said they would go to something like VRBO and look at getting a Tourist Rooming House License to allow for one-to-two-night rentals which would be like a Bed and Breakfast without food. The Hursts originally started 40 Winks that way and a lot of people stayed. However, the

Hursts have eliminated the extra work of daily cleaning and people coming and going by renting to the traveling nurses.

A Lindgren/Shelton motion to recommend board approval of the zoning change from R-1 Single-Family Residential to R-2 Multi-Family Residential for parcel 191.0092.000 carried with all ayes.

Chris Maurina owns parcel 191.0232.000 which is approximately 5.08 acres and has a small office and mini storage on the east side of the property which is already zoned C-2 General Commercial. He is seeking rezoning of the remainder of the property from R-D Rural Development to C-2 General Commercial to allow for business development. Currently, his storage units are full. If they stay full, he wants to build 1-2 more storage units in the future although it won't be this summer. He plans to sell the 2.5 acres of the west end of the lot to M&Z Builders, LLC. M&Z Builders, LLC, represented by Nevin Zimmerman and Paul Martin, plan to build a heated shop with office this summer and a shop for equipment storage in the future. M&Z Builders, LLC does new construction, framing, and sheds and is currently located ½ mile west of the future building site, at a rented building. Their business driveway will be west of the access driveway to the storage units, off Hixwood Road.

A VanWinkle/Lindgren motion to recommend board approval of the zoning change from R-D Rural Development to C-2 General Commercial for parcel 191.0232.000 carried with all ayes.

An Esker/Thorson motion to adjourn at 7:17 p.m. carried with all ayes.

Ellen Niemi
Village Clerk