

Town of Russell

35900 State Highway 13
Bayfield, Wisconsin 54814
(715) 779-5338

E-mail townofrussell@centurytel.net

Website www.townofrussell.org

Paul "Rocky" Tribovich
Chair

Judy Meierotto
Deputy Clerk/Treasurer

Dave Good
Clerk/Treasurer

PLAN COMMISSION MEETING 6:00 p.m. – Tuesday, October 4, 2016 Town Garage - 35900 State Highway 13

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Town Clerk at 715 779-5338, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

1. Call to order and roll call.
2. Pledge of Allegiance.
3. Approval of the agenda.
4. Set Agenda for Public Input now or at the end of the agenda (3-minute limit per person-15 minutes maximum).
5. Approval of meeting minutes of July 8, 2016 and September 12, 2016****.

OLD BUSINESS

6. Discuss presentation of the revised Comprehensive Plan and process to collect comments at the Public Hearing scheduled for 6 p.m. on October 11, 2016 at the Community Center****.

NEW BUSINESS

7. Bolder Point request for an amendment to the Future Land Use Map****.
8. Recommendation to Town Board regarding petition by Bayfield County Planning and Zoning to amend Bayfield County Zoning Ordinance to delete language of square footage in any twelve-month period in Section 13-1-107****.
9. Workshop for Local Land Use Officials – November 9, 2017 – Ashland, WI ****.
10. Items for next Plan Commission meeting.
11. Set next meeting date, time and location.
12. Adjourn.

The Commission reserves the right to take action on any agenda item. **** indicates items attached.
Posted September 26, 2016 at 4:00 p.m. Revised and re-posted October 3, 2016 at 4 p.m.

Dave Good–Clerk/Treasurer

Plan Commission Meeting – July 8, 2016

Posted July 7, 2016 at 4:00 p.m. at the Town Garage, Clerk's Office and the Town website.

Notices sent to the Ashland Daily Press and the Bayfield County Journal.

The meeting was called to order at 5:30 p.m. by Commission Chairman Larry Meierotto at the Town of Russell Garage. Plan Commission members present were Jeff Benton, and Kathy Wendling via telephone speakerphone. Clerk/Treasurer David L. Good was also present. Commissioners Ann Bowker and Tessa Levens was excused.

One members of the public was present.

Pledge of Allegiance was recited.

Approval of the Agenda – A motion was made by Benton and seconded by Wendling to approve the agenda as presented. The motion carried.

Set agenda for Public Input (3-minute limit per person - 15 minutes maximum) at the beginning or at the end of the meeting. Public input was at the beginning of the meeting. No public input was offered.

NEW BUSINESS

Recommendation to Town Board regarding request by Michael and Julie Nester for part time seasonal use and placement of an RV on 40-acres of land Zoned Forestry-1 at 92850 Big Sand Bay Road described as NW ¼ of the NW ¼ Section 8 T51N R4W – Discussion followed about access to this parcel. It was noted that a permanent easement from Big Sand Bay Road to this parcel exists. A motion was made by Benton and seconded by Wendling to recommend approval to the Town Board. The motion carried.

New items for next meeting – None.

Next Meeting Date –The Commissioners agreed to meet at 6:30 p.m. at the Community Center before the next Town Board Meeting which has not been scheduled at this time if there are items requiring Plan Commission action.

A motion to adjourn at 5:45 p.m. was made by Wendling and seconded by Benton. The motion carried.

Minutes Respectfully Submitted by:

David L. Good – Clerk/Treasurer

Joint Special Town Board and Plan Commission Meeting – September 12, 2016

Posted August 31, 2016 at 4:00 p.m. at the Town of Russell Garage, Town Clerk’s Office and Town website. Notices sent to the Ashland Daily Press and Bayfield County Journal.

The Town Board meeting was called to order by Vice-Chairman Mark Bugher at 6:00 p.m. at the Town of Russell Garage. Roll call was taken as follows; present Supervisors Jeff Benton, Larry Meierotto and Don Sullivan. The Plan Commission meeting was called to order by Chairman Larry Meierotto and roll call was taken as follows; Commissioners, Ann Bowker, Tessa Levens, and Jeff Benton were present. Clerk/Treasurer David L. Good was also present. Town Board Chairman Paul “Rocky” Tribovich and Plan Commissioner Kathy Wendling were excused.

Ten Town Electors/members of the public were present.

The Pledge of Allegiance was recited by those present.

Approval of the agenda – A motion was made by Town Board Supervisor Sullivan and seconded by Benton to approve the agenda as presented. The motion carried. A motion was made by Plan Commission Commissioner Bowker and seconded by Benton to approve the agenda as presented. The motion carried.

PUBLIC INPUT – Bugher asked if public input should be held at the beginning or end of the meeting. Discussion was held that one committee could hold public input at the beginning of the meeting and the other the end of the meeting. Steve Oberle questioned why adjacent land owners were not notified about this development and what were the attachments to the meeting notice. It was explained that this is an informational meeting only and that no actionable items are offered for approval. The attachment to the meeting notice pertained to airplane landing strips and was available on the Town website. He was provided a copy of the attachment.

NEW BUSINESS

Wayne Nelson and his representative Craig Haukaas spoke briefly on the planned development of the Boulder Pointe property. They stressed that the purpose of this meeting was to start an open dialog with the Town and the public about development possibilities for this property. Re-zoning would be necessary to accomplish the type of development proposed as well as changes to the Comprehensive Plan. Discussion with the Board, Commissioners and public was held.

The meeting was recessed as the group traveled to the Boulder Pointe site which is located approximately one mile to the west of the Town Garage on the hill side. The first stop was the site of the gravel pit. This pit was previously approved with a 10-year operating permit. Discussion was held regarding the need for a longer term permit, 25-years, to make and recover the investment necessary to develop the site. Discussion with the public and others was held.

The next stop was further up the hill side to the site of a proposed airplane landing site. Nelson explained that this would be a private landing strip to serve potential residents. No lights, beacons, or towers were planned. Home sites with parking for planes were being proposed. Discussion with the public and others was held.

The next stop was at the top of the ridge where home sites would be proposed. The potential concept for an upper and lower level for homes was held. The view of the valley, lake and islands admired. Extensive discussion regarding how many home sites, area of land to be developed, access roads, and general discussion about the development was held as well as the possible impacts of a gravel pit within the close proximity of the home sites.

Vice-Chairman Bugher left the meeting at 6:55 p.m.

Many questions regarding the specific details of this development were asked. Nelson stressed that no specific plans have been developed at this time. Before he proceeds with design and the necessary permits, re-zoning, etc. he wants assurance that this development is supported by the Town Board, Plan Commission and Town residents. Discussion with the public and others was held. He thanked everyone for coming to this informational meeting.

A motion to adjourn the Plan Commission meeting at 7:37 p.m. was made by Levens and seconded by Bowker. The motion carried. A motion to adjourn the Town Board meeting at 7:38 p.m. was made by Benton and seconded by Sullivan. The motion carried.

The minutes respectfully submitted by:

David L. Good – Clerk/Treasurer

PUBLIC HEARING

BAYFIELD COUNTY PLANNING AND ZONING COMMITTEE
OCTOBER 20, 2016 AT 4:00 P.M.
BOARD ROOM, COUNTY COURTHOUSE
WASHBURN, WISCONSIN

The Bayfield County Planning and Zoning Committee of the County Board of Supervisors will hold a public hearing on Thursday, October 20, 2016 at 4:00 P.M. in the Board Room of the Bayfield County Courthouse in Washburn Wisconsin relative to the following:

A petition by Rob Schierman, Director of Planning and Zoning, on behalf of the Bayfield County Planning and Zoning Committee, requesting amendments to the Bayfield County Zoning Code, including the following:

1. To amend building permit requirement under Section 13-1-107 (1.6) to delete language of square footage in any twelve month period.

Copies of the petition and proposed amendment are available upon request from the Bayfield County Planning and Zoning Office in Washburn, Wisconsin.

Immediately following the public hearing, the Bayfield County Planning and Zoning Committee may approve or disapprove the proposed amendment and formulate and adopt its recommendation to the Bayfield County Board of Supervisors.

All interested parties are invited to attend said hearing to be heard. Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made. Immediately after the public hearing, the Planning and Zoning Committee will hold its regular monthly meeting.

If further information is desired, please contact the Bayfield County Planning and Zoning Department, at the Courthouse, Washburn Wisconsin - Telephone (715) 373-6138 or visit our website: <http://www.bayfieldcounty.org/147>.

Robert D. Schierman, Director
Bayfield County Planning and Zoning Department

AGENDA

"Revised" (9/20/16-11:30am)
Bayfield County Planning and Zoning Committee
Public Hearing and Public Meeting
Thursday, October 20, 2016
4:00 P.M.
Board Room, County Courthouse, Washburn, WI

Committee Members: *Bill Bussey, Dennis Pocernich, Brett Rondeau, Jeff Silbert and Fred Strand*

1. Call To Order of Public Hearing:

2. Roll Call:

3. Affidavit of Publication:

4. Public Comment – [3 minutes per citizen]

5. Minutes of Previous Meeting(s): *(September 15, 2016)*

6. Review of Meeting Format – *(Hand-Out Slips to Audience)*

7. Public Hearing: *(open for public comment)*

- A. Jamie & Abigail Klema (Barksdale) – rezone two parcels from R-1 to Ag-1
- B. Jeffrey, Bonnie, Beta, Thomas & William Bodin (Bayview) multiple unit development consisting of 5 structures (requesting to maintain, update & replace structures on existing resort)
- C. Charles & Shirley Huusko (Bell) – multiple structures on parcel (existing home and new home)
- D. Petition to Amend Ordinance (P & Z) (Title 13) [13-1-107-1.6]

8. Adjournment of Public Hearing:

9. Call To Order of Planning and Zoning Committee Meeting:

10. Roll Call:

11. New Business:

- A. Jamie & Abigail Klema (Barksdale) – rezone two parcels from R-1 to Ag-1
- B. Jeffrey, Bonnie, Beta, Thomas & William Bodin (Bayview) multiple unit development consisting of 5 structures (requesting to maintain, update & replace structures on existing resort)
- C. Charles & Shirley Huusko (Bell) – multiple structures on parcel (existing home and new home)
- D. Petition to Amend Ordinance (P & Z) (Title 13) [13-1-107-1.6]

Agenda Review and Alteration

- E. Bayfield Regional Conservancy (Lincoln) – (ATF) trailhead
- F. Discussion and Possible Action regarding uniform dwelling code (UDC)
- G. Committee Members discussion(s) regarding matters of the P & Z Dept.

Note: Any aggrieved party may appeal the Planning and Zoning Committee's decision to the Board of Adjustment within **30-days** of the final decision.

12. Monthly Report / Budget and Revenue

13. Adjournment

Robert D. Schierman, Director
Bayfield County Planning and Zoning Department

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

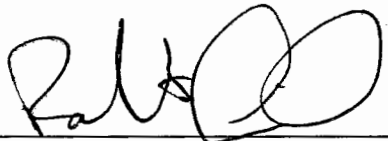
Please Note: Receiving approval from the Planning and Zoning Committee does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Planning and Zoning Department.

PETITION FOR AMENDMENT OF THE BAYFIELD COUNTY ZONING ORDINANCE

Robert D. Schierman, Bayfield County Planning and Zoning Director, on behalf of the Bayfield County Planning and Zoning Committee, hereby petitions the Bayfield County Planning and Zoning Committee and the Bayfield County Board of Supervisors to amend the Bayfield County Zoning Ordinance as set forth in the proposed amendments attached hereto.

Dated this 20th day of September, 2016

BAYFIELD COUNTY PLANNING AND ZONING COMMITTEE

By: 

Robert D. Schierman, Director
Bayfield County Planning and Zoning Department

**AN ORDINANCE AMENDING SECTIONS 13-1-107 CODE OF ORDINANCES,
BAYFIELD COUNTY, WISCONSIN.**

WHEREAS, Wisconsin Statutes §59.69 (5) authorizes the County Board to adopt a zoning ordinance; and

WHEREAS, Wisconsin Statutes §59.69(5)(e) authorizes the County Board to amend an ordinance; and

WHEREAS, Section 13-1-104 Code of Ordinances, Bayfield County, Wisconsin authorizes the County Board to make amendments to Title 13, Chapter 1 of the Code of Ordinances, Bayfield County, Wisconsin pursuant to Wisconsin Statutes §59.69; and

WHEREAS, it is deemed in the best interest of the County of Bayfield to amend language in Section 13-1-107 [1.6] Code of Ordinances, Bayfield County, Wisconsin to *delete the wording "in excess of 150 square feet in any twelve month period"*; and

Section 1. **BUILDING PERMIT REQUIRED.** If a person erects, rebuilds, structurally alters or converts a building ~~in excess of 150 square feet in any twelve month period~~; or builds or installs a new building, within the scope of this ordinance, they shall first obtain a building permit for such work from the building inspector (excepting re-siding, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements). Any structural changes or major changes to mechanical systems that involve extensions shall require permits if over the forgoing thresholds. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements.

Section 2. Except as specifically modified and amended by this ordinance, the Bayfield County Code of Ordinance shall remain in force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this ordinance are hereby repealed.

Section 3. **SEVERABILITY.** If a court of competent jurisdiction adjudges any section, clause, provision, or portion of this ordinance unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.

Section 4. **EFFECTIVE DATE.** This ordinance shall take effect and be in full force from and after its passage.

Haukaas Law Office, S.C.

Superior Representation

101 Main Street West, Suite 201

Ashland, Wisconsin 54806

Attorney Craig Haukaas

(715) 685-1001

Attorney Vincent Kurta

September 27, 2016

David Good
Clerk/Treasurer
Town of Russell
35900 State Highway 13
Bayfield WI 54814

Via Email – townofrussell@centurytel.net

RE: Bolder Point, LLC

Dear Mr. Good:

In follow up to our discussions of September 12 & 13, 2016 with officials from the Town of Russell, please accept this correspondence as a request by Bolder Point LLC to have its lands reclassified as Rural-Moderate Residential from Forest – Limited Residential.

The legal description for these properties is as follows:

Section 26, T51N, R4W Town of Russell

1. SE1/4 SE1/4
2. SW1/4 SE1/4
3. SE1/4 SW1/4

Section 35, T51N, R4W Town of Russell

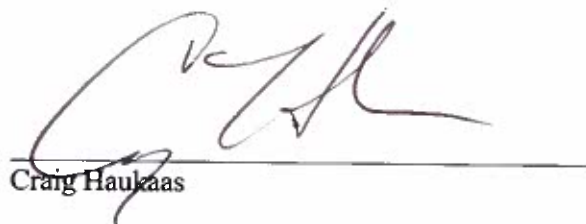
1. NE1/4
2. NE1/4 NW1/4

I will appear at the Public hearing on October 11, 2016 at 6 p.m. to discuss this further with the Plan Commission. If I can be of any further assistance or need to provide any additional information at this time, please advise.

We would also like to be formally placed on the Board of Supervisors monthly meeting agenda to discuss our gravel pit and how we can be of service to the Town. I am available at your convenience for this item.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Craig Haukaas

C: Bolder Point, LLC

From: [Robert Schierman](#)
To: [Barkseald - Lynn Divine](#); [Barnes - Judy Bourassa](#); [Bayfield - Kelly Faye](#); [Bayview - Wanda Hyde](#); [Bell - MaryBeth Tillmans](#); [Cable - Laura Bjork](#); [City of Bayfield - Billie Hoopman](#); [City of Washburn - Tammy DeMars](#); [Clover - Tracy Pope](#); [Delta - Tom Erickson](#); [Drummond - Andry Tuttle](#); [Eileen - Crystal Mattson](#); [Grand View - Teresa Gunderson](#); [Hughes - Kenneth Halti](#); [Iron River - Helen Hyde](#); [Kelly - Liz Seefeldt](#); [Keystone - Carol Moravchik](#); [Lincoln - Mark Dryer](#); [Mason - Susan Hiatt](#); [Namakagon - Toni White](#); [Orienta - Clyde Clauson](#); [Oulu - Diana Reijo](#); [Pilsen - Suzi Misun](#); [Port Wing - Marjorie Ogren](#); [Russell - David Good](#); [Tripp - Judy Pilger](#); [Village of Mason - Marian Schraufnagel](#); [Washburn - Kerry Tetzner](#)
Subject: FW: Workshop for Local Land Use Officials, November 9, 2016, Ashland
Date: Monday, September 26, 2016 8:41:16 AM

www.uwsp.edu/cnr-ap/clue/Pages/workshops/workshopspc.aspx

Please come to this training in Ashland on November 9th 2016.

Please make all Town Board and Plan Commission members aware of this valuable opportunity.

Robert Schierman
Director Planning & Zoning
Bayfield County
715-373-6138 (Office)
715-373-0114 (Fax)

From: Roberts, Rebecca [mailto:Rebecca.Roberts@uwsp.edu]
Sent: Wednesday, September 21, 2016 3:48 PM
To: Rose Spieler-Sandberg (rspieler@coawi.org); April Kroner (akroner@coawi.org); Robert Schierman
Cc: amy.nosal@ces.uwex.edu; tom.wojciechowski@ces.uwex.edu; jason.fischbach@ces.uwex.edu; timothy.kane@ces.uwex.edu; Andresen, Will (will.andresen@ces.uwex.edu); larry.hildebrandt@co.ashland.wi.us; zoningadmin@ironcountywi.org; conservation@sawyercountygov.org; zoneadm@co.price.wi.us
Subject: Workshop for Local Land Use Officials, November 9, 2016, Ashland

Greetings,

A workshop for local land use officials has been planned from 5:30-8pm on Wednesday, November 9, 2016 in the City of Ashland.

Please help us spread the word to county, town, city and village plan commission members, elected officials, planning and zoning staff, and others who may be interested in attending. We will be addressing comprehensive planning, zoning, development review, and related procedural and decision-making standards.

The workshop brochure and registration link may be accessed from our website:

www.uwsp.edu/cnr-ap/clue/Pages/workshops/workshopspc.aspx

Please feel free to direct questions my way. Hope to see you there!

Becky

Rebecca Roberts
Center for Land Use Education

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