

Plan Commission Meeting – November 1, 2016

Posted October 25, 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 6:00 p.m. by Commission Chairman Larry Meierotto at the Town of Russell Garage. Plan Commission members present were Jeff Benton, Ann Bowker, Tessa Levens and Kathy Wendling. Clerk/Treasurer David L. Good was also present.

Five members of the public present.

Pledge of Allegiance was recited.

Approval of the Agenda – A motion was made by Wendling and seconded by Benton to move item 6 to follow item 9 and approve the remainder of 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. Wayne Nelson spoke regarding statements made at the October 11, 2016 Plan Commission meeting. He said several things were said that are gossip and not true. One is a comment made by Commissioner Levens that the development on Peterson Hill was a failure, not profitable and no tax benefit to the Town. He presented data on the value for the Peterson Hill property before and after he made changes to the property which was 526% in tax revenue. This also brought six new investors in property. He also presented a definition of "Land Development" and discussed how development occurs over a long period of time. Discussion followed by Nelson explaining in detail actions relating to the Peterson Hill development. He requested to be on a future agenda to discuss development further. Mark Wendling spoke on the Bolder Point agenda item and that the lack of details and the creation of an upscale development is not a good use of this land. The proposer needs to provide much detail to we can see what is going to be done. He spoke regarding the BRC tail head request stating it the size of the parking area is not adequate and needs to be off the side of the road. He provided examples of prior issues with parking at the site. He is also concerned about damage to the road from parking on the shoulder of the road and safety of the public. He stated the Friends of the North Pikes Creek Wetlands offered to build an adequate parking lot 350 feet to the south of this location at a cost of \$30,000 the Friends would fund. Jenna Erickson a property owner of land on Peterson Hill Road. She purchased 10-acres in 2014 and purchased an additional 20-acres in 2016 as an investment to pass on to her children. She expressed great concern over the comments by the Plan Commission and has thoughts regarding whether she made the right decision to invest in this community. A letter discussing her concerns was distributed. Mirka Nelson spoke about real estate development and benefits to the potential development of the Bolder Point property. Encouraging building occurs by the building of the first home. The Plan Commission needs to be less restrictive.

Approval of The Minutes – A motion was made by Benton and seconded by Levens to approve the minutes of October 4, 2016 Plan Commission meeting. The motion carried. A motion was made by Benton and seconded by Bowker to approve the minutes of the October 11, 2016 Public Hearing on the Proposed Comprehensive Plan. The motion carried.

NEW BUSINESS

Bolder Point request for an amendment to the Future Land Use Map – Craig Haukaas presented a letter requesting 200-acres be reclassified to "Moderate – Rural Residential" from "Forestry – Limited Residential". A map showing the parcels requested to be revised was reviewed. This is a change from his previous request to reclassify 320-acres based on comments from the public hearing. He explained why a

detailed complete plan for development is not available. If they cannot get the future land use classification changed they are unable to seek a re-zone. Development cannot occur if it is not re-zoned. He discussed real estate development verses building construction. The goal of development is to maximize profits and minimize risks and also identifying the best scheme for the local market place will satisfying the local planning process. The lower 120-acres of the parcel was removed from the request. The gravel pit comprises 40-acres of this 120-acres. Density for various zoning classifications was discussed along with how the Alternative Development Ordinance impacts density. Discussion was held regarding the property that comprised the gravel pit. Wendling questioned why we would make a change when we don't know what you want to do and now you have changed the acreage requested in the last month. She stated without a plan we don't know what you want re-zoned. A very lengthy discussion was held regarding the need for a detailed plan before the Commission can change the future land use map. Haukaas explained a number of times why this is being done in steps and the concept of having a final plan is not being done. Wendling stated that all other developments have come forward with a plan and this project needs a plan which should be a standard procedure. Meierotto stated he understood the developers point and that by saying these things we are giving the perception we are not going to approve the request. Good clarified that the only thing the commission would be approving is a potentially higher concentrated residential development on a parcel of land. Wending continued to stress that she needed to see a plan. Levens felt the commission needs to look at what is best for the Town of Russell and what we have set as protocols in the Comprehensive Plan. She also requested very detail plans for this development like prior developers have provided. Discussion was held regarding what percent of land in the Town is eligible for development since 2/3 of the land is not subject to development. Levens discussed other developments such as the Terry Peter's site as undeveloped sites that impact the Town. Discussion regarding creating more vacant lots is not what we want. Tax collections on developments verses undeveloped land was also discussed. Levens felt this is not staying true to maintaining our rural character as a stated goal on the comprehensive plan. Discussion was held regarding what "rural character" is or is not. Haukaas stated his time line, if his reclassification is approved, is to seek a re-zone summer of 2017, development plan by the end of 2017, and then development as an optimistic schedule. Ownership of the property was discussed. Levens felt the land is developable at this time and we should not change the future land use classification. Levens made a motion to table the recommendation on this request to the Town Board and ask Haukaas to submit a concept plan, not a detailed plan, but something in writing with a map, that gives us a concept of what we are really talking about. The motion is considered seconded since discussion commenced. Discussion followed and Haukaas requested the Commission provide in detail what they want so his concept plan is sufficient. Discussion followed regarding defining this. Levens agreed to write down what she is looking for. Wendling made a second. The motion carried.

Recommendation to Town Board regarding Bayfield Regional Conservancy request to Bayfield County Planning and Zoning for a Trailhead/Parking area in the SW ¼ NE ¼ Section 33 T 51 R4W off Compton Road – Discussion following the request was held. Both the application and driveway permit drawings were discussed. Wendling was confused over the request on the specifics and she had created her own drawing. Discussion followed about the request. Wendling reviewed the criteria the Commission should be using to evaluate requests. She stated does not meet guideline 7. Health and Safety, 16. Guideline for Road Maintenance; 8. Community General Welfare. Discussion followed about vehicles parking on the road if the parking lot is too small. The pros and cons of the parking area were discussed. Wetlands were discussed. Wendling discussed how other trail heads are causing problems. The primary concern discussed was the size of the parking area. The ability of the commission to make a different recommendation that what was requested was discussed. An alternative location was discussed. A lengthy discussion was held regarding what the Commission can or cannot do regarding this request. A motion was made by Wending to recommend to the Board that they do not recommend approval of the trailhead permit at this location because of safe and healthful conditions and for the increased demand for road

maintenance by the Town at this particular location. The motion is considered seconded since discussion commenced. The motion carried.

Workshop for Local Land Use Officials – November 9, 2017 – Ashland City Hall; Ashland, WI – Bowker and Levens are signed up. Wendling signed up on her own and Meierotto agreed to attend.

OLD BUSINESS

Discuss and review input from comments at the Public Hearing on the proposed updates to the Comprehensive Plan held at 6 p.m. on October 11, 2016 at the Community Center – The following suggestions were discussed:

1. Eco-tourism – A definition was read and discussed at length. It was agreed to change the word to “tourism”.
2. Goal: Enhance the Economic Viability of Farms and the Objective for CAFO’s was revised as follows – Change objective to read “Support and Enhance Small Farm Operations”.
3. Economic Element - Add another Goal: Encourage businesses that are compatible with our current economy and preserve our environment.
4. Page 8 Objective under Cellular and Broad Band Goal – Do not include a specific reference to collaborate with Red Cliff since it is covered on page 3, item number 3 on Intergovernmental Cooperation.
5. Page 10 – Delete “Personages” in “Agricultural, Natural, and Cultural Resources Implementation Schedule”.
6. Page 4 Opportunities – Change “Continue to Transparent Planning Process” to “Continue Transparent Planning Process”.
7. Page 7 last Goal – Remove duplicate word “Goal”.
8. The land use map request by Bolder Point was tabled and no change recommended at this time.

A motion was made by Bowker and seconded by Wendling that the Commission reviewed the suggestions for the public hearing and made some changes noted above and recommends the Town Board adopt the Comprehensive Plan as revised. The motion carried.

New items for next meeting – Discuss and consider establishing a work plan for 2017.

Next Meeting Date –The Commissioners agreed to meet on December 6, 2016 at 6:00 p.m. at the Town Garage.

A motion to adjourn at 9:20 p.m. was made by Levens and seconded by Bowker. The motion carried.

Minutes Respectfully Submitted by:

David L. Good – Clerk/Treasurer