

Plan Commission Meeting – January 23, 2006

Posted at the Bayfield Town Hall, Andy's IGA and Associated Bank.

The meeting was held as scheduled. The tape recording of the meeting did not record and the tape was blank. The Plan Commission will summarize and take action again on issues discussed at their next meeting.

Meeting Agenda:

1. Wayne Nelson proposal to build on property zoned RRB with R-4 density.
2. Terry Peters proposal to build individual residences on land zoned F-1.
3. Notebaart petition to vacate alley in Dalrymple Subdivision.
4. Results of meeting with County Zoning Administrator.

Minutes Prepared by:

Dave Good – Clerk
TOWN OF BAYFIELD

Plan Commission Meeting – February 15, 2006

Posted at the Bayfield Town Hall, Andy's IGA and Associated Bank.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick, Carver, Frank Graves, Nancy Bussey and Jim Moeller, and Loren LaPointe. Absent was Steve Sandstrom.

Terry Peters Proposed Development on Eagle Island Road - Graves reported that Bill DeVires will be the next President of the Bayfield County Economic Development Corporation. He is a highly experienced retired business executive. The new economy in our region is being driven by the businesses started by highly successful people moving into and retiring in the area. These people have higher expectations for goods and services and are, in some cases, starting businesses that require employees with more than basic skills. We need to support these people moving into this area by providing development opportunities.

Bussey expressed concerns that the need to provide low to moderate income housing is much more important than meeting the needs of the affluent that want prime development.

LaPointe spoke favorably towards the Peters development regarding the 13+ acre lot sizes. Ferraro stated that they suggested Peters reduce the lot sizes to 2-3 acres and create more "public land space". Discussion followed about how a conservation easement works and the Bayfield Regional Conservancy was discussed. The importance of ensuring developers and/or builders do what they say they will do is important. Monitoring is critical.

Carver talked about the owners of the property in the development forming an association to manage the lands in conservation easement verses the advantages of using the BRC and the land being truly in the public domain. Carver wanted to know more about Managed Forest Land laws. LaPointe used an example of how different people value and look at lands differently. Wild land is more valuable to him than land in a sugar bush. Ferraro talked about how people can lock-up land from public access with the managed forest crop law. Carver talked about how development is proceeding in the Town. First the lakeshore was developed and now land with views of the lake are being targeted. Moeller discussed how development of low-income housing progressed on the Door Peninsula. Discussion followed about how Bayfield “doesn’t want to become another Door County!”. Graves stated we should not become an economy completely dependent on tourism. Discussion moved back to Peter’s proposed development.

Bussey talked about how much development can we have or allow. Carver stated we are competing against developers who want to get things done now, verses conservationists who want no development, to people who want to lock-up land from development for recreation and hunting purposes. We, the Plan Commission, need to move ahead. We can not stop everything!

Discussion followed about what to tell Peters. A motion was made by Moeller and seconded by Graves to tell Peters that we want to continue to dialog with him on a conservation subdivision for his development but there is no commitment that the Plan Commission will support his plan. Graves talked about different types to summer residents. Some stay 3 months, some six months and some nine months. If you are here for most of the year you are not a “seasonal resident. The motion carried.

Recruiting Additional Committee and Sub Committee Members – Ferraro stated that we have received very limited response to the advertisements. He handed out copies of the ad and asked committee members to post them in areas they think appropriate. Carver reported several people that inquired were from outside the Town of Bayfield.

By Laws and Procedures – Bussey asked if the minutes of the sub committee had been distributed. She presented a draft of a form to be used by people who have not submitted a formal request to Bayfield County Zoning but want input from the Plan Commission. This form will allow them to document what they are requesting and that this information can be given to the Plan Commission prior to the meeting. She asked members to review the form and get their comments to her.

Bussey distributed a draft of proposed by laws. Most references pertained to authority and issues from the Plan Commission Ordinance. She discussed the need to clarify how voting on issues occurs as it relates to Town Board Recommendations on Special and Conditional Use Permits. Discussion followed about what is a quorum and how does a vote carry on a decision. Different options could apply for election of officers, proposed ordinance changes, and official recommendations. Discussion followed on absentee

voting and participating by telephone. Graves supported a majority of the Plan Commission be required for important votes.

Discussion moved to where should the form for the public be sent and what is the timing for meeting agendas being put together. Timing on when a packet of materials should go to the committee members was discussed. Ferraro stated he is doing and posting the agendas.

Comprehensive Plan Document – Ferraro stated that we have received the corrected copies from Northwest Regional Planning Commission. Carver summarized the changes to the Comp Plan document and added them to the draft copies along with a label indicating the corrections were noted. A total of 20 official copies with colored maps have been ordered at a cost of \$30.00 each. The draft copies cost \$18.00 each and will be sold for these prices. The Plan Commission and Town Board will each get a final copy with the colored maps.

Notebaart Request to Vacate Roads and Alleys – Ferraro reported that Notebaart purchased the lots that would be isolated by the vacation proposed. A motion was made by Graves and seconded by Bussey to recommend approval of the proposed vacating of roads and alleys by Notebaart. The motion carried.

Bayfield County Hearing on Zoning Changes Requested by the Town – Ferraro read the following proposed statement to be presented to the Zoning Committee at the hearing and committee meeting:

PROPOSED AMENDMENTS TO BAYFIELD COUNTY ZONING ORDINANCE

1. Amend Sec. 13-1-29 (c)(2) by adding the following language:

Except that such reduction shall not apply within the Town of Bayfield.

2. Amend Sec. 13-1-32 (e)(3) by adding the following language:

Except within the Town of Bayfield, where the minimum open space shall be as indicated in Row B.

Discussion followed about the wording in the statement and who would be attending the meeting. It was agreed that someone representing the Town Board and the Plan Commission should be at the meeting.

Bussey stated that this is an important issue and we need to address it because the sewer line is a reality and we do not want the change in density to occur automatically. We will eventually address the density issue in our overlay district. We also do not want to say we will work with developers on allowing higher density at this time prior to the overlay district being put in place.

Carver stated that Wayne Nelson informed him that he has filed an official request to change the zoning on his parcels.

Committee reports and Progress – Moeller reported that the Farmland Preservation Committee discussed that the farmland around Bayfield is very different and unique from other farmland around the county and maybe this should be researched by the Sigrid Olson institute to determine if this is a true statement. Labor force shortage issues for growers and restaurant people was reviewed and opportunities to work with the Hmong Community in Duluth-Superior area. The Commercial Kitchen idea is continuing to be pursued. Graves reported the use of the Bayfield School kitchen is being investigated. The signage issue for farms in the Farmland Preservation Program is continuing to be discussed.

Graves updated the committee on the Growth Incentive Fund (GIF) which is a micro loan fund. It will be presented to the Town Board next month.

A motion to adjourn at 8:27 p.m. was made by Carver and seconded by Bussey. The motion carried.

The next meeting will be at 7:00 p.m. on February 27, 2006.

Minutes Prepared by:

Dave Good – Clerk
TOWN OF BAYFIELD

Plan Commission Meeting – March 27, 2006

Posted at the Bayfield Town Hall, Andy's IGA and Associated Bank.

The meeting was held as scheduled. The tape recording of the meeting did not record and the tape was blank. The Plan Commission will summarize and take action again on issues discussed at their next meeting.

Minutes Prepared by:

Dave Good – Clerk
TOWN OF BAYFIELD

Plan Commission Meeting – April 11, 2006

Posted Saturday, April 8, 2006 at the Bayfield Town Hall, Andy's IGA and Associated Bank.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Frank Graves, Nancy Bussey, Steve Sandstrom, Loren LaPointe and Jim Moeller.

Ferraro presented a draft of minutes prepared from memory since the tape recorder failed to record the January 23, 2006 meeting. Ferraro noted that there was not a motion and a second to table Wayne Nelson's request. The minutes should state the Nelson issue was referred to the Land Use Sub-committee. A motion to approve the minutes as corrected was made by Sandstrom and seconded by LaPointe. The motion carried.

OLD BUSINESS

Wayne Nelson Request to Rezone 17-acres in the SW ¼ NE ¼ Section 15 T50N R4W from AG-1 to RRB – Ferraro Clarified to the Committee and Wayne Nelson that the Commission got off track on the request from Wayne Nelson on the re-zone request. The issue to be addressed is the re-zone of the land from AG-1 to RRB. The discussions regarding proposed use and development of this land were not pertinent to Mr. Nelson's re-zone request at this time. He pointed out the decision that the committee needs to make relates to the question, "Is re-zoning of this land to RRB consistent with the Town's Comprehensive Plan?" Ferraro then asked if Mr. Nelson would like to address the committee.

Nelson also pointed out that he understood the committee can not put restrictions and/or conditions on the re-zone request but that they could change the area and/or amount of land that would be recommended for re-zoning.

The committee then discussed this issue further about what they can and can not do regarding Nelson's request. They need to make a recommendation either in favor or against the re-zone document before them. The committee then discussed what additional recommendations they could make to the Town Board regarding Mr. Nelson's request for business development on this parcel.

Ferraro asked that the commission consider recommending to the Town Board that they would support a conditional and/or special use permit to allow Mr. Nelson to store materials and equipment on a portion of this property because it is necessary for Mr. Nelson to operate his business. He also pointed out that if this land was re-zoned to RRB, storage of this type of equipment and material would not be allowed. Discussion followed about where this type of storage would be allowed and in what zoning districts. The Bayfield County Zoning regulations were reviewed regarding permitted uses.

Carver indicated his preference to make recommendations to the Town Board for both issues; the re-zone request and support for a special use permit. Bussey pointed out that the minutes of the Land Use/Coastal Resource Subcommittee did recommend that the Plan Commission deny Nelson's request to re-zone the land from AG-1 to RRB and cited the reasons that supported that recommendation. Discussion followed on the need for buffers between AG land and lands being developed for occupancy. The sub

committee also supported offering an alternative to Mr. Nelson for his storage needs. Discussion followed about the Farm Law and how the law protects farmers from development in active agricultural areas from residential complaints. Nelson then pointed out his proposed buffers in the planned re-zone. He then lobbied for the committee to consider a partial re-zone of the parcel.

A motion was made by Bussey and seconded by Carver to deny the request by Wayne Nelson to re-zone the 15-acre parcel from AG-1 to RRB for the reasons cited above. The motion carried.

A motion was made by Carver and seconded by Sandstrom to seek information from Mr. Nelson as to what his space needs are to store equipment and that we recommend to the Town Board that the Plan Commission is receptive to Mr. Nelson seeking a special use permit for equipment storage or the re-zone of property sufficient to meet his storage needs. Also consideration would need to be given to his proximity to residences and the need for appropriate screening. LaPointe pointed out that he fully supports finding a solution to allow Nelson to store his equipment on this land. Discussion followed between the committee members and Mr. Nelson about this issue. The motion carried.

Nelson asked when the committee meets again and that he would like to continue discussions with the committee. Discussion followed about the open meeting laws and who could meet informally with Nelson before a meeting needed to be posted. Carver agreed to meet with Nelson.

PUBLIC INPUT – None.

NEW BUSINESS

Role and Function of Committees – Ferraro asked for input on this issue. Bussey questioned what the role and responsibility of advisory committees is. She felt they were to provide input and direction on the Comprehensive Plan to the Plan Commission. Their role is not to be another step for citizens to bring issues to and gain approval from prior to having their issue heard by the Plan Commission. She believes the Plan Commission is the appointed body to make all recommendations to the Town Board. Sandstrom agreed with Bussey on this point. Moeller also stated the Plan Commission should make the decisions but a committee can provide options to the Plan Commission. He was concerned about what is delegated to a sub committee. Carver cited the Terry Peter's issue and how it evolved into a bureaucratic issue. Ferraro wanted to organize along the lines of how the County Zoning Department is organized. Bussey stated that this is how the Plan Commission currently operates. They act like the Zoning Committee and make recommendations to the Town board. Discussion followed about which approach should be taken with the sub committees. Graves was concerned that the Plan Commission not get over organized. He cited the Economic Development sub committee as an example. The issue of addressing individual issues verses policy development were discussed extensively. Bussey stated we need to move ahead with a Zoning Overlay District. Discussion followed about the sub committee's roles. Carver

pointed out what sub committees are to be doing based on what is currently in the Comprehensive Plan. No specific action was taken on this issue.

Nominations to Fill Expiring Term on the Plan Commission - Frank Graves term expires the end of April. Graves stated he would be willing to continue to serve. A motion was made by Moeller and seconded by Sandstrom to recommend to the Town Board that Frank Graves be appointed to a three-year term on the Plan Commission. The motion carried.

The meeting adjourned following committee member reports.

Minutes Submitted by:

Dave Good - Clerk

Plan Commission Meeting – April 24, 2006

Posted April 21, 2006 at the Bayfield Town Hall, Bayfield Town Garage and Bayfield Town Garage on Star Route Road.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Nancy Bussey, Steve Sandstrom, Loren LaPointe and Jim Moeller. Absent – Frank Graves.

The need to get the minutes more timely was pointed out by Nancy Bussey.

Communications – None.

OLD BUSINESS

Ferraro reported Frank Graves nomination to the Plan Commission was approved. He also reported that the Town Board followed the Plan Commission recommendation and denied both re-zoning requests submitted by Wayne Nelson.

PUBLIC INPUT – None.

NEW BUSINESS

Carver reported that he and Bussey meet with Wayne Nelson on April 18, 2006. He distributed copies of notes taken regarding the meeting with Nelson. Carver stated Bussey's comments regarding the meeting were also included in his note to the Plan Commission.

Ferraro asked move on to committee reports since two of the PBSB Commission members were not present at this time.

Committee Reports - Moeller reported that he had contacted Eric Carlson regarding the Farmland Preservation Committee and he was informed they have not met since February. The Town currently does not have money to acquire additional development rights at this time and no action has been taken regarding the signage for farms currently in the program. Ferraro stated he has contacted people to participate on the Transportation sub committee and discussed with Warren Jensch about possible alternatives for the snowmobile trail going into the City of Bayfield. Carver asked that everyone involved in any kind of trails get together once a year to discuss what each of them are doing. This may help facilitate cooperative goals. Sandstrom discussed how the National Park Service was willing to lend assistance in coordinating access to the APINLS. This was through the concept of initiating a "gateway to the park". Consensus was that there would be a lot of opportunity to work cooperatively on this and possibly secure funding to help us. Bussey stated she had talked with Gordon about using room tax dollars for trail signage and development. Discussion followed about the concept of a trail from Ashland to Cornucopia. Bussey stated the Land Use/Coastal Resources committee meets a week from today at 7:00 p.m. She reviewed the purpose and goals of the sub committee. Discussion followed about the downside of changing zoning verses working cooperatively with property owners.

PBSD Commission Joint Meeting with the Plan Commission – Dollinger reviewed the current situation of the PBSD Commission. They were charged to work with the City of Bayfield in developing a new treatment plant and as a result they are saddled with 18% of the construction costs and are currently 3% of the costs for treating the wastes. They need to expand the number of users to get a more equal share of the facility serving the Town to be more representative of the costs to the Town. A study was done to expand the number of users but the engineering study says you can not afford to expand. As an example, to add 5 customers in one area would cost \$450,000 in infrastructure costs. Also, eventually, the WI DNR will require people to connect once their septic systems fail. Even a private developer would have to make a significant contribution to hook up a private development. Discussion followed on the volumes of waste from PBSD verses waste haulers. Dollinger believes it is a 50-50 ratio at this time. Until additional history is gathered, we won't really know the true numbers. Currently the Town of Bayfield tax base is calculated on the 18% figure. Only new, high density developments, could even come close to making a hook-up cost effective. Bussey questioned why this study was done after the Town agreed to the 18% cost share issue. Dollinger stated it was done now because it was not done before. The bottom line is we do not see any significant number of new users on the sanitary system in the Town Bayfield.

Dollinger stated that an approach to get additional users might be to obtain a grant to subsidize the costs of installing mains. The best way to serve Town of Bayfield areas adjacent to the City of Bayfield would be to gravity feed wastes into the City and have the City pump it to the plant.

Bussey stated that increased density will not solve the problem because the Town does not want these higher densities within the Town. The old and new rates for the Wild

Rice Restaurant were discussed. Ferraro stated that he felt the best place for these higher densities is along State Highway 13. He believes a trade off for higher development will need to be balanced with buffers and screening. He believes we can have both development and preservation if it is done properly.

Bussey cited opinions from the land use survey about how people wanted the rural character preserved and no subdivisions in the Town. Dollinger stated you can get people to respond any way you want depending on how you word the survey. Discussion followed about how data was gathered and what the general consensus of the residents was regarding keeping the Town quaint and rural.

Carver asked what the solution is to better utilize the treatment plant. Dollinger said we are a 100-day economy and need to plan for the summer peak usage. He also stressed that development along State Highway 13 would probably be the most logical area to develop.

The new rules the County is developing to force better pumping of holding and septic tanks may also increase revenues. However, we may be the high cost processor and haulers may go to Washburn, Ashland, and Cornucopia.

Discussion followed about how revenue is shared between PBSB and the City and the treatment plant entities. It was agreed more actual data needs to be collected to help better understand the true costs. Infiltration issues were also discussed.

Carver asked what the Plan Commission could do that would make the PBSB task go easier. Dollinger stated communications is important about what is planned that may impact PBSB. He is going to communicate the density issues to Strand and Associates so they may adjust their numbers.

Discussion was held regarding the potential to develop Neil Schultz's property.

General discussion was held regarding the pro and con of the force main installation and how it did not represent the best interests of the PBSB and the Town of Bayfield.

Steve Prevost agreed to be a liaison from PBSB to the Plan Commission.

Dollinger concluded that no new major expansion of the PBSB is planned for the near future.

Ferraro agreed to give PBSB three (3) COPIES OF THE comprehensive Plan on CD's.

A motion to adjourn at 8:30 p.m. was made by Moeller and seconded by Sandstrom. The motion carried.

The next meeting will be at 7:00 p.m. on May 22, 2006.

Minutes Submitted by:

Dave Good - Clerk

Plan Commission Meeting – May 22, 2006

Posted May 21, 2006 at the Bayfield Town Hall, Bayfield Town Garage and Bayfield Town Garage on Star Route Road.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Nancy Bussey, Frank Graves, Loren LaPointe and Jim Moeller. Absent - Steve Sandstrom.

MINUTES – The minutes of April 11 and April 24, 2006 were discussed. A motion was made by Graves and seconded by Bussey to approve the minutes. The motion carried.

COMMUNICATIONS – None.

OLD BUSINESS – None.

NEW BUSINESS

Ardath & Donnalee Kennedy Request for Home Based Business in Garage on Land Zoned RRB – The Town Board was asked to provide a Town Board Recommendation to Bayfield County Zoning regarding this request.

Ferraro stated the Kennedy's have been operating this business for over six years. He stated he has discussed why the Plan Commission was reviewing this request with the Kennedy's. The goal is to develop a procedure to review and evaluate these requests in the future for setbacks, lighting, parking, signage, etc.

This is a jewelry making business that will be located in an existing garage with a limited amount of walk in traffic. A new garage is planned for a location behind the existing garage for personal use. Ferraro stated he did not see a conflict with any of these items listed above for this business. Bussey inquired about signage. Ferraro stated it is proposed to be a dual faced sandwich type sign located on the ground. It will be removed when the business is closed on a seasonal basis. Size was estimated at 3' x 4'. Bussey inquired about regulations on the amount of time the sign could be in place. Ferraro indicated 90 days. Bayfield County Zoning has issued a permit for the sign.

Ferraro asked for public input on this issue. A resident stated, "Go ahead and give it to her."

Graves stated this is the type of cottage industry the Town wants and it is consistent with the Comprehensive Plan. Carver stated the garage is well screened from the highway and that a sign would be required in this instance.

A motion was made by Bussey and seconded by Graves that the Plan Commission recommends the Town Board approve the request from the Kennedy's to operate a home based business out of their garage. The motion carried.

Town of Bayfield ATV Ordinance – Ferraro stated A. J. Long and he are on the Transportation Sub-committee of the Plan Commission. Long conducted an extensive amount of research regarding the opening of Town roads to ATV's.

Long reported the following:

1. The current ordinance adopted by the Town has expired.
2. This ordinance left gaps that did not allow for travel between roads that were open to ATV's.
3. County Road J was not open to ATV's, which adds to these gaps.
4. The following letter from Town resident Jane Hauser was read into the record:

May 6, 2006

Thomas J. Gordon
Town Chair and County Supervisor
27050 St Rte. Rd.
Bayfield, Wis.
54814

Dear Tom:

I have recently purchased an ATV and was looking forward to try some trail riding. I got the ATV map from the County, and the Town of Bayfield ATV ordinance from the Clerk. Then the fun began.

In Section 8 of the Town ordinance, it says the ordinance is no longer in effect after July 1, 2005 unless the duration was extended. Also, has anyone ridden any of the roads? Such as Betzold Rd., from Peterson Rd., then you have to trailer from the end of Betzold Rd. to Torbick Rd. Also St. Rt. Rd. It indicates you need to trailer from Thompson to Echo Valley, from Jammer Hill to Henkins. As I said, this is looking at the map from the county and there may be some other trails in there I don't know about.

Then we have Meyers-Olson Rd. leading into the City and from April 2 to Nov. 30 there is nowhere else to go. In order for me to fuel my ATV I have to haul gas in a can.

Also, from my house I am two tenths of a mile from one trail and six tenths to another. I am supposed to trailer my ATV to these points. Could the county not open Co. J, so those of us living on the road could legally access a trail? Right now we see ATV's zipping along J, and it is no wonder. Wouldn't it be safer to have them following the side of the road at a reasonable speed?

When I was clerk, I typed the ordinance, but never really looked at it. A person automatically thinks of the "violators", and decisions for trails are based on this group. Now I can see why the ATV crowd complained. I'm 63 and in no way want to break laws, I just want to "toodle" along and enjoy the scenery. That is IF I can ever get to them.

Please consider this at both the town and county level. In a way the current laws push people to violate. The Town of Russet does not have problems and all roads are open. Would it not be safer to have ATV's going along the side of the road, single-file?

Thanks.

Jane Hauser

Cc: Larry McDonald

5. Information from Pat Thornton, Tourism and Recreation Director for Bayfield County, indicated that opening all Town Roads to ATV's would bring increased tourism to the Town. Sign maintenance for the County runs as high as \$2,000 per year.
6. Dale Brevak, Bayfield County Highway Commissioner was asked about the ATV use on Town of Washburn Roads. He stated opening all Town of Washburn roads was successful. It eliminated confusion about what road is open or closed to ATV's and they saw no increase in traffic. Signs were also not an issue.
7. Larry Loch Recreation Officer and Bayfield County Sheriff Deputy stated he did not believe opening all Town Roads verses selective roads would create more problems. He reported that they see very few safety issues with ATV's on Town roads. They are equipped with lights, brakes, etc. Bayfield County has an average of one ATV fatality per year. He reported that ATV's may not be operated on County, Federal or State Highways by law.

Bussey inquired about who Long met with. He stated it was not an official Transportation Subcommittee Meeting but that he met with people that were at the last Town Board meeting on May 15, 2006 that signed a sheet indicating they were interested in working on this issue. He also called some individuals that did not own ATV's and asked their opinions on this issue.

Ferraro reported on his investigation in Port Wing regarding ATVs on Town roads. The gas station stated about 66% of ATV's users were not local. Opening all Town of Bayfield roads to ATV's will tie the Town into the ATV trail network via Port Wing. The Bayfield County ATV map was reviewed. Currently you cannot access the trail network because not all of Star Route is open to ATVs. Ferraro wants local ATVs to access out of the Town to the ATV Trail System but this would also open up the Town to outsider ATV traffic from the Trail System. He stated the advantage of ATVs accessing Port Wing was for gasoline, food, and bar access. This wouldn't work in the Town of Bayfield. You cannot get to any of these types of businesses. This should

reduce the amount of traffic coming into the Town. It was also pointed out that Port Wing sees traffic from Iron River and Brule, which provides parking trailheads for ATVer's. Carver discussed the ATV ordinance in the City of Washburn, which allows travel from your home to authorized roads and/or trails only. Long stated this was discussed but you need to know what roads are open to make that work. Jane Hauser spoke in favor of why roads should be open and that the ordinance can be modified if problems occur.

Bussey asked for clarification of why this issue came up. It was stated the ordinance has expired and the current expired ordinance did not address significant gaps in a person's ability to travel on an ATV without trailering the ATV between various roads within the Town.

LaPointe asked for history of the ordinance. Hauser stated it was based upon requests by residents for farming use and family use at the Town Board meeting when the ordinance was adopted.

Holly Hemmingway stated Star Route was not opened in certain areas because of the road being narrow and the difficulty of passing an ATV on a double yellow line which is a safety issue. She also stated that she saw very little use of ATVs on the open portions of Star Route. Various hazards of Star Route Road were discussed. The issue of bicycle traffic and logging trucks on Star Route were also discussed.

Graves asked for an explanation of dual use trails. They are for both ATV and snowmobile use.

Hauser wanted all roads open to ATVs but realizes that County Roads cannot be open by law. She will work on that issue with Senator Jauch and Representative Sherman. She is open to other ideas as long as they provide for contiguous ATV travel. Bussey stated she is opposed to opening all Town Roads to ATVs for reasons of safety, and that not all roads are conducive to ATV use. If the goal is to access trails, we should work in that direction.

Discussion continued with the audience at this time.

Ferraro stated there are three issues to be decided on:

1. Should we open all Town Roads to ATVs?
2. Should we revise the ordinance?
3. Should we add roads open to ATVs?

Bussey asked why the Plan Commission was discussing this if the Town Board is having a Special Meeting to let people have input on this issue. Bussey stated the Plan Commission should discuss this following the Special Town Board Meeting. Ferraro stated this is the way it works on all Plan Commission recommendations.

LaPointe inquired if there is an ATV Club in the Town of Bayfield. Hauser stated that someone from the State of Wisconsin will be at the June 1 Board Meeting to discuss that issue. Discussion followed about the sign replacement and maintenance costs.

A member of the audience asked if the Town Roads were opened to ATVs what would the environmental, social, and economic impacts be? Ferraro stated the economics were very favorable for the Port Wing area. Discussion followed about access to lodging. Ferraro stated ATVs can only get to lodging if they trailer them. Bussey contended that trailering is a valid way to get to lodging and is not a hardship to ATVers.

Graves asked if opening Star Route would solve most problems. Hauser stated it helps but does not solve the bigger issue for other residents. She stated she had to trailer her ATV because she lives on County Highway J. Parking areas for ATVers was discussed.

Warren Jensch stated all Town of Russell roads are open to ATVs and the majority of roads south of Highway 13 in the Town of Bell are open. Everything around the Town of Bayfield is open. Ferraro stated there is no problem in Town of Russell because they are isolated and no one can get to the Town Roads. His concern was the outsiders coming into the Town of Bayfield. Currently all gas stations, restaurants, and bars are not accessible to ATVs nor would they be if the Town opened the roads because they are all on County or State Highways.

Jim who lives on Happy Hollow Road stated that if 90% of the people who live out there signed a petition in opposition to ATVs on Town Roads. This alone presents itself as a significant problem. Dog walking, biking and walking are jeopardized by ATVs at the present time. He recently counted a group of 23 ATVs on Star Route Road. It was pointed out that they were in violation of the current ordinance. He is opposed to opening the roads to ATVs because they will make the road a dusty racetrack. Holly Hemingway agreed with everything Jim said.

A resident said they talked with a party that bought land only because there was no ATV and snowmobile trail near it.

A resident asked about liability costs to the Town with the additional recreational traffic on Town Roads. Ferraro stated that he believes there is no additional liability to the Town if the roads are open to recreational vehicles.

Discussion followed about Star Route being too narrow for ATV traffic. This was countered by the fact that the school buses and logging trucks seem to be able to navigate the road safely.

Graves stated that he had a call from Jamie Patterson opposing opening the roads because of the safety factor.

A motion was made by Bussey and seconded by Carver to not open all the Town Roads to ATVs in the Town of Bayfield. LaPointe referred to what the Comprehensive Plan

states regarding ATV use. He quoted that the Plan stated that the Town will work with adjacent Towns, City of Bayfield, Bayfield County and the State to develop recreational vehicle trails that are appropriately signed. LaPointe encouraged that the roads that should be open be opened and that we need to follow what our Comprehensive Plan says. Bussey stated she did not want all roads open. Carver pointed out that we need to work with residents to find ways that they can access recreational trails by trailering to them and that we provide adequate parking. He pointed out the distinction between recreational vehicles and road vehicles. Discussion followed about licensing ATVs and licensing ATV drivers. The motion carried.

ATV Ordinance – Discussion followed about the roads currently listed in the ordinance:

1. Betzold Road – no objections.
2. Butterfield Road – no objections.
3. Echo Valley Road – no objections.
4. Gotchling Road – no objections.
5. Gravel Pit Road – no objections.
6. Hatchery Road (Weber Road to County J) – no objections. Steve Prevost asked to have all of Hatchery Road open. Ferraro stated if they can get to Prevost's place, he would go along with it. Discussion followed.
7. Martin-Peterson Road – discussion followed about it's proximity to the walking trails. Jim Erickson asked to have it open. Using it for snowmobile trail access was also discussed.
8. Henkens Fire Lane – no objection.
9. Jammer Hill Road – no objection.
10. McCutcheon Fire Lane – no objection.
11. Menard Road – no objection.
12. Eagle Island Road (to NPS boundary) – no objection.
13. North Branch Road (Menard to NPS boundary – no objection.
14. Compton road – no objection.
15. Sand Point Road (to NPS boundary) – no objection.
16. Star Route (remove current gaps that are not open to ATVs but ends at Butterfield Road) Bussey asked if anyone was opposed. Holly Hemingway again stated her opposition for safety reasons and the fact that you cannot pass an ATV. Another resident echoed Hemingway's concerns. Discussion followed about the hazard of an ATV verses the hazard of a vehicle pulling an ATV. Speed limits on Star Route Road were discussed and who has jurisdiction for enforcing speed limits. A motion was made by Carver and seconded by Graves to open Star Route Road to ATVs from County Highway J to Butterfield Road. The motion carried with one opposition.
17. Valley Road – no objection.
18. Weber Road – no objection.
19. Torbick Road – no objection.
20. Martin Road – (Betzold Road to Peterson home) A motion was made by LaPointe and seconded by Graves to open all of Martin Road to ATV use. The motion carried.
21. Hatchery Road – (open from Weber Road to State Highway 13) Tabled.

Discussion followed about the other restrictions stated in the ordinance. The intent is that they will stay as is.

A resident stated that the Plan Commission needs to address the parking issue for ATV trailers.

A resident asked if written comments will still be accepted. Ferraro stated yes. Jane Hauser asked that this ordinance have a time for a future review date be set. She also asked that people document when they observe people violating the ATV ordinance.

Ferraro stated written comments can be received anytime up to the board meeting.

SUBDIVISION of 80-ACRES IN E ½ SE ¼ SECTION 15 T50N R4W – Carver stated the McKeough Land Development Company informally contacted him regarding this development. It is the wooded area southwest of the golf course. The proposal is for a Planned Unit Subdivision with 56 lots which is less than allowed by the RRB zoning. Carver stated they would be invited to the next Plan Commission Meeting in June. They are pre-investigating issues before buying the property. Issues with this parcel being land locked were discussed and how access would be obtained.

COMMITTEE REPORTS

Graves gave an update on the acquisition of the school property. It is looking positive but there are three conditions that need to be met which should not be an issue.

Mueller stated the Farmland Preservation Committee has been meeting on the signs.

Bussey stated there was nothing to report.

AJ Long reported that they are meeting with the State DOT and the County regarding lights and turning lanes by Hatchery Road and County J and reduce the speed limits in these areas.

The next meeting will be at 7:00 p.m. on June 26, 2006 at the Town Hall.

A motion to adjourn at 8:35 p.m. was made by Bussey and seconded by LaPointe. The motion carried.

Minutes Submitted by:

Dave Good - Clerk

Plan Commission Meeting – June 26, 2006

Posted June 25, 2006 at 7:00 a.m. at the Bayfield Town Hall, Bayfield Town Garage and Bayfield Town Garage on Star Route Road.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Steve Sandstrom, Nancy Bussey, Frank Graves, Loren LaPointe and Jim Moeller. A total of ?? members of the public were present.

MINUTES – The minutes of May 22, 2006 were discussed. Carver noted a correction on last page, third paragraph of ?. A motion was made by ?? and seconded by ?. The motion carried.

COMMUNICATIONS – Steve Sandstrom reported that the Mayor of Salt Lake City, Utah will be speaking at Pie and Politics. Carver reported that the City of Bayfield is celebrating there Sesquicentennial and we are all invites. Ferraro reported that the Plan Commission members are invited to a meeting on Friday, June 30, 2006 at the Town Hall regarding the Impact Seven Business Park Development. Ferraro stressed that the Town needs to address the affordable housing issue at this meeting.

OLD BUSINESS

Growth Incentive Fund – Graves reported on the status of the Fund. He distributed copies of the by-laws proposed by the Town. Changes included in the by-laws were the Treasurer would manage the funds and be a non-voting member of the trustees. Ferraro requested Graves to briefly explain the GIF to the members of the public represent. The GIF proposed by the Town of Bayfield would be available to the Town of Bayfield businesses only. Graves supported making the loans available to residents of the greater Bayfield area which would include the City of Bayfield, Towns of Bay View, Russell and Bayfield and the Red Cliff Band of Lake Superior Chippewa. He believes that if it helps one business in the area it benefits all the people in the area. Graves is continuing to look for money to fund this program. They need \$25,000 to \$30,000 at the most. The Town of Bayfield was asked to fund this up to \$10,000. He is also looking for matching funds. The Department of Agriculture has a fund but it is too complicated and burdensome and also will not finance growing of crops. Bussey was pleased that a “preference to Town of Bayfield businesses for loans” was included in the GFI. She also asked if improvements for re-modeling for accessibility, etc. could be included if it did not specifically expand a business? Graves assured her it would and it is worded broad enough. A motion was made by ?? and seconded by ?? to recommend approval of the GFI by-laws to the Town Board. The motion carried.

PUBLIC INPUT – None offered at this time.

NEW BUSINESS

Mary Beedlow Request for Town Board Approval of a Special Use Permit for a Home Based Business (quilt shop) – Ferraro reported that the setback from the road is

adequate, there are no parking and lighting problems, and the signage request meets County Ordinances. Bussey was concerned that she had none of the background information on this request. She inquired about the Zoning. Ferraro stated it is AG and the use is allowed. He also reported that Bayfield County Zoning has approved this request pending receipt of the Town of Bayfield Town Board Recommendation approval. A motion was made by Graves and seconded by Carver to recommend approval of the Beedlow Special Use Permit Town Board Recommendation. Time was taken for review of the documentation on this matter. Discussion followed. Carver called for the question. The motion carried.

McKeough Land Company – Scott Koziar from McKeough Land Company, Randy Lund from Northern Environmental and Gennifer Reed from Reed Real Estate were present. They are proposing a 56 lot subdivision development on an 80-acre parcel next to the golf course. The property is zoned RRB. They are proposing 56 lots verses the 100+ lots allowed by RRB zoning. The property will have walking trails around the perimeter and some trails that will cross the property. The roads will be private and paved with a gated entrance. Graves inquired about what type sewage system will serve these properties. They stated private on-site systems that meet state codes are proposed at this time. Discussion followed about methods available to inter-connect to a sewer system. A fore main interconnect would be the owners association responsibility and is not proposed by the developer. Storm water management was discussed and the developer stated they will meet WI DNR requirements.

Pikes Bay Sanitary Commission Proposal – ??

Proposed Speed Limit Changes on State Highway 13 - ??

The tape ended on side one and the other side started up at a point talking about costs of \$6,000 and the only thing the Plan Commission would be involved in was the Public Participation Hearing.

Meeting Schedules for the Plan Commission and Subcommittees – Ferraro reported that Bayfield County Zoning is encouraging people seeking permits requiring Town Board approval to meet with the Town of Bayfield Plan Commission prior to filing for a permit from the county. Bussey asks why these people are not completing the form developed by the Plan Commission. Carver talked about an informal request for an opinion and the official Bayfield County request for a Town Board approval. Discussion followed on the timing of gathering information and proposing recommendations to the Town Board. Discussion followed about when referrals to subcommittees should or should not occur. Graves expressed a concern that these requests should go to the subcommittees before the Plan Commission. Bussey stated the subcommittees have two roles. First role is to make recommendations on the implementation of the Comprehensive Plan and the second role is to provide information and recommendations for individual citizen requests. Carver stated that the subcommittees are only responsible for providing information to the Plan Commission. Only the Plan Commission has the vested authority to make recommendations to the Town Board. Extensive discussion followed

about what procedure to follow to best serve the needs of the citizens seeking permits. Bussey encouraged the Commission to conform with the by-laws of the Commission. A motion was made by Carver and seconded by ?? to table this issue.

The next meeting of the Plan Commission will be July 24, 2006 at 7:00 p.m.

A motion to adjourn was made by ?? and seconded by ?? to adjourn the meeting at ??. The motion carried.

Minutes Submitted by:

Dave Good - Clerk

Plan Commission Meeting – July 24, 2006

Posted Monday, July 24, 2006 at 9:30 a.m. at the Bayfield Town Hall, Bayfield Town Garage, Bayfield Town Garage on Star Route Road, Associated Bank, and Andy's IGA.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Steve Sandstrom, Frank Graves, Loren LaPointe and Jim Moeller. Nancy Bussey was excused. A total of _____ members of the public were present.

COMMUNICATIONS – None.

OLD BUSINESS

WI DOT Request - Ferraro reviewed the letter sent by the Town Board to the WI DOT regarding the request for improvements to the intersection of South County Highway J and State Highway 13.

Growth Incentive Fund - Graves discussed and reviewed the approved ordinance for the Growth Incentive Fund (GIF). He stated the Town Board has advertised for Town residents interested in serving on the Board. This is in addition to the list of suggested individuals to serve as Trustees recommended by the Plan Commission. Graves reviewed possible sources of funds for the GIF. The most positive source may be the Department of Agriculture. However, they want final approval authority on all loans. He recommended that the Town raise the funds locally. Donations could qualify for tax deductible status. He suggested a matching fund program with the Town giving an equal amount. The total amount needed is \$30,000.00 and the Town was asked to provide \$10,000.00 for the matching process. LaPointe inquired about a program where people loaned money directly to small businesses. Graves stated we need money to operate the program verses loans to run the program. Ferraro recommended we continue to seek funds from the Department of Agriculture.

MINUTES – A motion was made by Carver and seconded by LaPointe to approve the minutes of July 13, 2006 with the following corrections. Carver said add “16” for the number of public attending the meeting, Scott’s last name is “Kozair”, correct the spelling of “Kessenich” and the meeting adjourned at 9:30 p.m. The motion carried with corrections.

PUBLIC INPUT – Steve Prevost stated that rumors are out the Lincoln Trust Company had met with the PBSB. He stated that is not true. Graves asked that Ferraro get the Town Board to move ahead with the appointment of the Trustees to the GFI. Ferraro read the advertisement which stated the Town Board will be appointing the Trustees at the August 21, 2006 Town Board Meeting.

NEW BUSINESS

Ferraro asked permission to change the agenda to allow discussion on the extension of sewer service to the 56-lot Lincoln Trust Company development. There was no objection.

Sewer Extension to 56-lot Lincoln Trust Company Development – Prevost stated he was not aware of the recent Special Plan Commission Meeting and Town Board Meeting that addressed this issue. He stated to the best of his knowledge, Lincoln Trust Company has never talked to the PBSB about extending sewer to this development. If they are using the Strand & Associates Study, it only went as far as the trailer court off County Highway J. He believes that a sewer extension would now be feasible with a 56-lot development. Prevost stated the density issue related to the north end of County Highway J not the south end. Discussion followed about the current development verses future development. Graves recommended that the sewer lines be installed but not necessarily connected to the system at this time. Prevost stated that PBSB does not require immediate hook-up if a sewer line is present but the WI DNR does require hook-up within six months of a connection being made available. LaPointe inquired about who pays for the sewer line that would run along County Highway J to get to the development. Typically the property owner pays the costs but they can finance this with low cost funds over a 20-30 year time period. Discussion followed about if you have a properly operating system you don’t have to hook-up. Prevost stated he did not think that was true. Ferraro stated that the rural density of the Comprehensive Plan is such that sewer would not be cost effective if we follow the density level recommended in the Plan. Carver stated he did not believe that the existence of a sewer line should drive the higher density development in the Town. Graves restated that the financing of a sewer line development by a property owner may be done on there property tax bill. Prevost again stated grants may be available to extend the sewer line up County Highway J. LaPointe stated they are an island of development without the density from the existing sewer line to their development to justify the extension. He also talked about a possible source of funds to the Great Lakes Basin to build and install sewer infrastructure. Carver stated the easy way is to force the hook-ups under current laws but that the PBSB needs to look at innovate ways to work around this issue to address the concerns of the

property owners. Prevost stated that he would like people planning developments to actually talk with the PBSB or the GBWTP before stating it is or is not cost effective. James Erickson inquired about the financial status of the PBSB. Prevost stated the finances are solid.

Goals & Objectives of the Comprehensive Plan and Setting Priorities – Ferraro discussed the need for ordinances for certain issues identified by the Comprehensive Plan. He asked that the sub-committees set the priorities and make recommendations to the Plan Commission. Carver stated that Land Use and Zoning has set priorities. He read a statement from Bussey which stated the following priorities; Land Use Issues of State Highway 13 Corridor and development a Zoning Overlay District for this area, Conservation Unit Subdivision and determination if they apply to zoning districts of Forestry and Agriculture, and if RRB Zoning should be allowed in the Town. Discussion of these priorities continued. Carver also discussed a priority for a Zoning Overlay District for the entire Town including the coastal areas. Graves stated that the priorities of his committee are underway and that they are; the revolving loan fund (GIF), business park development, and the need for more lodging. The certified kitchen issue is dead for the time being. He recommended that the use of local contractors be promoted. Carver discussed legality issues to listing businesses on the Town of Bayfield website. Graves discussed the need to identify Bayfield fruit as a special type of fruit. It was stated the Chamber is working on this. Sandstrom stressed that we must focus on the land use and zoning issues. These two issues are key to accomplishing the objectives of the Comprehensive Plan. Ferraro asked that committees report there priorities at the next Plan Commission meeting. He stressed we must stay focused on the Comprehensive Plan and not our own personal agendas. James Erickson stated he felt the State Highway 13 Corridor issue has been addressed and is a dead issue. Discussion followed on the junk yards on State Highway 13.

Discussion followed about when to hold future meetings. The next meeting of the Plan Commission will be August 14, 2006 at 7:00 p.m. Graves stated he may not be at this meeting.

A motion to adjourn was made by _____ and seconded by _____ to adjourn the meeting at _____. The motion carried.

Minutes Submitted by:

Dave Good - Clerk

Plan Commission Meeting and Public Hearing – August 31, 2006

Posted Tuesday, August 29, 2006 at 4:00 a.m. at the Bayfield Town Hall, Bayfield Town Garage, Bayfield Town Garage on Star Route Road, Associated Bank, and Andy's IGA.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Nancy Bussey, Steve Sandstrom, Frank Graves, Loren LaPointe and Jim Moeller. Steve Sandstrom was excused. A total of 15 members of the public were present. They are Karen Arthur, Gary Valley, David Galazen, Thomas J. Gordon, Mary Carlson, Angela Kazmierski, Bill Bay, Bob Nelson, John Klungness, Miriam Hof, Gennifer Reed, Hobart Finn, Max Taubert, Teresa Weber, and Dan Weber.

MINUTES – A motion was made by LaPointe and seconded by Carver to approve the minutes of July 24, 2006. The motion carried.

COMMUNICATIONS – None.

A motion was made by Carver and seconded by Graves to move item 16. immediately following item 3. The motion carried.

Recommendation to the Town Board regarding the Lars and Mary Carlson Request to Bayfield County Zoning for a Special Use Permit on Lot 4 Brickyard Creek for Shore Land restoration, Grading and Optional Rain Gardens – Mary Carlson addressed the Plan Commission regarding the planned project. Bussey questioned if Bayfield County Zoning was involved in developing the plans. Carlson stated yes. Carver stated the plans are consistent with the Comprehensive Plan. A motion was made by Bussey and seconded by Graves to recommend approval to The Town Board regarding the Special Use Permit. The motion carried.

OLD BUSINESS

Public Input – None.

A motion was made by Carver and seconded by Graves to recess the Plan Commission Meeting and convene the Public Hearing on Early Planning Grant Application. The motion carried.

PUBLIC HEARING

Notice of the Public Hearing was posted August 17, 2006 at the Bayfield Town Hall, Bayfield Town Garage, Bayfield Town Garage on Star Route Road, Associated Bank, and Andy's IGA. Notice was published in the August 17, 2006 edition of the County Journal.

Impact Seven Representatives - Ferraro introduced Bill Bay and Angela Kazmierski.

Overview of the Project and Grant Request - Kazmierski gave an update on who Impact Seven Inc. is and there involvement in developing the former School District of Bayfield 76- acre property west of State Highway 13 and N of County Highway J. They are proposing that the property have an industrial area, housing area and green space. The request for an Early Planning Grant from the Wisconsin Department of Commerce will

assist in ensuring the plan includes these aspects and meets the needs of the community. Impact Seven has made an offer to purchase the land with a planned closing on September 15, 2006. A surveyor and engineer had been retained to begin developing plans. Soil borings are planned. A Co-developer Agreement has been signed with a business wanting to locate on 5-acres in the business park. They are also seeking an EPA Grant for roads, water, natural gas, and sewer installation to the site. The total Grant application is for \$36,000. The State will provide \$25,000, Impact Seven will provide \$4,750, and the Town of Bayfield will provide \$6,250.

Ferraro questioned the type of business proposed and the noise potential. Graves stated the business is a C&C machine shop which produces very little noise. Some trucking into the business will be involved. They are an existing Wisconsin business that is expanding. Initially the business plans to have 27 jobs in the \$9.00 to \$11.00 and hour range. The business is very environmentally focused.

Ferraro introduced Gary Valley and Karen Arthur from Catholic Charities. He stated he has been in discussion with them regarding low income housing. Valley reviewed the background of their organization. They are looking at developing low income housing through a program financed by the USDA Rural Development Fund. These are conventional stick built, individual homes built in rural areas valued at \$130,000 to \$140,000. Rural Development subsidizes the mortgages with interest rates as low as 1%. Home owners must provide 65% of the construction work themselves. A not for profit organization acts as a sponsor. Over a two year period they plan to build 10-12 houses. They would like to start construction in the spring of 2007. Owners would need to put up \$85,000 to \$90,000.

Comprehensive Plan Relationship to this Project – Carver reviewed the items in the Plan relating to this development. They are affordable housing and business park development.

Questions from the Public – An inquiry regarding access locations off State Highway 13 and/or County Highway J to the business park and housing was made? The specific locations have not been designed. However, the business park will have access from State Highway 13. It was stated the housing will be located on the upper or higher portion of the property. An inquiry about the trucking aspect to the site? The business will have materials delivered and finished product shipped out by truck. An inquiry about a business plan being on file was made? Graves stated that each business locating in the business park and the housing developer will have business plans. An inquiry was made about who the business owner is that is locating at the site? It was stated the owner was at the last meeting and did discuss what the nature of the business is. Impact Seven's investigation stated this is a solid business that is financially stable. Graves stated they are an existing business with annual revenues of \$6 million. An inquiry regarding the proximity of the factory and homes to the creek area was made? The engineers design is not completed but it will comply with all appropriate regulations. An issue with blocking wildlife corridors was made on this parcel? It was stated the development is most likely not to occur in the area by the creeks and green space and a

park like atmosphere is planned for the business park. The business park will be approximately one-half of the land. An inquiry about what prompted the company to locate here was made? Graves stated the business owner has a home in the Town of Bay View and enjoys this area. An inquiry regarding what additional financial commitments from the Town are planned for the future beyond the initial \$6,000? Ferraro stated it is not known at this time. However, this project is planned to be self sufficient. An inquiry about who will actually buy the property and will the Town have any say once it is bought? Impact Seven will initially purchase the property and the businesses locating in the park will own there individual parcels. These lands will be subject to current zoning ordinances. An inquiry about who will build the building and infrastructure was made? Impact Seven will build the building, roads, and other required infrastructure. An inquiry about where sewer service will come from was made? No decision has been made at this time. It will most likely be a private on site system to start with. The property is currently in the Pikes Bay Sanitary District but is near the Red Cliff Band of Lake Superior Chippewa sewer system. An inquiry about additional businesses locating in the park and businesses that utilize small diameter wood was made? The practicality of many businesses wanting to locate to Bayfield in the immediate future is slim. The Town is interested in economic development within the Town. An inquiry about the parcel size for individual houses was made? This would be standard sized lots 70'x100' but is dependant upon the zoning. Affordability is also an issue driving lot size. Each owner will own there own lot. The homes will be located on approximately 10-acres and a road will be build to access these homes. An inquiry regarding the name of the business owner whom is planning to locate in the business park was made? The name is not being released because of confidentiality issues at this time. The project is currently being developed by impact Seven. A number of people demanded to be told who the individual is. They stated if this person was at a public meeting this information should be public information and available? Impact Seven stated it was not an official Town meeting but a meeting held by Impact Seven with local officials to meet this individual. An inquiry about the affordability of these homes with views of Lake Superior and stick built for a total value of \$130,000-\$140,000 may be build by these people who qualify and they in turn will put them up for sale and sell them for \$180,000-\$190,000? Carver stated the affordable hosing lots are not lake view lots. Another site on the property is lake view and should be developed as such. An inquiry about a mechanism to keep these lots affordable and to protect them from rising in value rapidly was made? Ferraro stated they would like to develop this property under the land trust to keep it as moderate income housing. The mechanisms that provide these safe guards was explained. An inquiry about the property taxes on these homes was made? It is estimated at \$2,000 annually. But we do not really know at this time. An inquiry about the monetary value of this business locating in the Town was made? Are these 23 people that will be employed from this area or coming from some where else? Carver stated that some skilled jobs will come from outside the area but the local educational institutions are looking at providing people with the skills needed. Our goal is to employee local people. Graves stated this is just the start and hopefully more businesses will come and we will create 100 jobs for local people. Again it was asked where is the business plan for this business and who is the owner? It was clarified again that Impact Seven is buying the property. The name can not be released in this public meeting this evening. An inquiry

about what will happen to the land not used for the business park and affordable housing? Ferraro stated that land will be sold at a higher price for homes with lake view. We do not know for sure if there is lake view until the engineering study is completed. Is the Red Cliff Band of Lake Superior Chippewa a partner or play in this effort at this time? Tom Gordon stated in an initial meeting on this project the Tribe stated it did not plan to become involved at this time. They did state that they may be interested in providing sewer service to the site. Graves stated that there is under employment of the workforce in Red Cliff. An inquiry about what Impact Seven's mission statement is was made? Help promote the economic growth of the State of Wisconsin by making targeted economic investments. A statement was made by a resident who lives near this proposed development that he is 100% against it and that everyone on the reservation is against this. There is no labor force at \$9.00 to \$11.00 per hour that can afford an \$80,000 to \$90,000 home plus taxes. This is not enough hourly pay to attract and keep employees at these jobs. There is no lake view unless you cut the trees off this wooded parcel. An inquiry about why this business will not locate in the City of Ashland industrial park that has space, wants the business, and has the labor force that will work of these wages. A statement was made about the down turn in population and school age population for the Bayfield area. We need jobs to keep young people in this area. It was pointed out that \$9.00 per hour jobs are poverty level jobs. We need to start some where and this is the way to do it. It was stated the economy crashed because we stripped all the natural resources from the area. An inquiry about what will be needed before the Conditional and/or Special Use Zoning Permit will be approved for this property? This meeting is strictly to get input to apply for an Early Planning Grant. An inquiry was made as to when the adjoining property owners will be informed of this? Carver reviewed the Bayfield County Zoning process that would be followed. An inquiry about the current zoning district for this property was made? Carver stated that it is zoned AG-1 except for the land adjacent to State Highway 13 which is RRB. AG-1 land can be used for housing and businesses with a Conditional Use Permit. A resident stated this land should be re-zoned to its intended use. Otherwise we may be opening all AG-1 zoned land to industrial parks and housing? Carver stated our choices are Industrial Zoning or AG Zoning. AG Zoning is conducive to this type of use and keeps the issue of deciding what are appropriate uses before the Plan Commission and Town Board verses Industrial Zoning which allows any type of business without Town input. An inquiry was made about the fact that our land use plan seeks to maintain the rural character of the Town and isn't there existing land in the Town for this business without developing this wild piece of land? Ferraro thanked him for his input. LaPointe reviewed the purpose of the Plan Commission is to interrupt the Comprehensive Plan. We need jobs for our young people. This development is not the end all for the Town. We need balance between all the needs of the different people, groups and interests within the Town. An inquiry was made about why this parcel is being developed verses another existing parcel? Ferraro stated there is no other land in the Town currently suitable for this development. Steve Prevost stated that he supports this plan and that it was well developed. James Erickson stated that over 100-acres of orchard land has been lost because the people could not make a go of it. There are only a few big orchards left and he believes this development is a good thing. A statement was made by a resident that we probably do need affordable housing and jobs, but we need to look at a plan that can be shared with the people to

review it. An inquiry about what an Early Planning Grant is was made? It was explained that a total request for \$36,000 grant is being made to do the planning for this development. The State of Wisconsin will provide \$25,000, Impact Seven will provide \$4,750 and the Town of Bayfield \$6,250. The Town of Bayfield is applying for the grant and this public hearing is a part of that application process. An inquiry was made about how much control of the plan development can be controlled by the Town? Impact Seven stated that they are here doing this plan and development because they were invited by the Town of Bayfield. It appears that some people here tonight want to chase this business owner out of the Town. The purpose of the Early Planning Grant is to determine if this type of development can be done on this parcel in accordance with all State and local laws. An inquiry was made about the timeline for this process? Impact Seven stated that very little has been done on the affordable housing aspect of this plan. The business park is on a time line for completion by next summer with ground breaking planned for this year. The business planning to locate here needs to expand by next summer. The budget for this project is over \$1 million which we are trying to reduce the cost on by seeking grants and other sources of funds. An inquiry about why this specific site was looked at verses the City of Ashland or else where near Bayfield? Impact Seven stated the business owner wants to locate in this immediate area. They have a site in Ashland but the business owner is not interested. An inquiry was made if there are other sites that were considered? Carver stated that the Comprehensive Plan did address this issue. Only 17% of the Town is suitable for development. The Plan looked at maintaining and accommodating the expansion of fruit growing in the micro climate areas of the Town and we need to preserve these areas for farming. A site looked at was the area next to the new waste water plant. The current site was selected because it was available, located on a State Highway, near possible sewer services, and some what affordable. An inquiry was again made about damage to the wild life corridor? Carver agreed to walk the corridor with the resident. An inquiry was made asking if we accomplished what this meeting was to accomplish? The Plan Commission needs to pass a resolution recommending if the Town should apply for the Early Planning Grant based on input from this hearing. An inquiry was made about the number of acres of forest land that will be taken down for this development and that this is a bad mix of development for this site? Carver stated the site for the building is 150'x150' with a park like appearance. An inquiry about access to the site was made? It will be State Highway 13. An inquiry about the size of the business park was made? It will be 36-acres when totally completed. An inquiry was made about the fact that \$9.00 to \$11.00 per hour wage is not a living wage? Graves stated that this is the starting wage and it will increase as the employee is trained and becomes proficient. Nancy Bussey, a Plan Commission member, stated she has not been involved in this process, she does not know who this business person is, these meetings have not been published, we are doing a disservice to the public because we are not sharing information with them. This is coming from the Economic Development Sub Committee of the Plan Commission. An inquiry was made about if this is the end of the process or not? Graves stated this is part of a long term economic development effort within Bayfield County for 8 or 9 years. This is the first development in this area but not in the County. An inquiry was made if Frank Graves was involved in this business? He stated he resented the accusation and would not answer the question. A resident stated we can meet the needs of all

stakeholders in this effort providing we do not draw lines in the sand and try not to work cooperatively together. Again, an inquiry was made for the name of the developer? There was no answer. An inquiry was made regarding the commitment made by the business owner? The business owner signed a co-development agreement. An inquiry was made about building 10-12 homes in a high density fashion? This would not be possible in land zoned AG-1. It would need to be re-zoned. This land has never been farmed but is zoned AG-1. A statement was made regarding the loss of timber lands is a critical issue to our economy. This is opening the area to urban sprawl. A convenience store could be located in this area. This is not the only location this can be located. A statement was made about cluster housing being a good use of resources and way to preserve the land.

A motion was made by Bussey and seconded by Carver to adjourn the public hearing at 11:00 p.m.

Recommendation to the Town Board regarding Jack(John) & Liz Webster request to Bayfield County Zoning for a Special Use Permit to construct a home on 4.5 acres in the NW ¼ NE ¼ Section 15 T50N R4W – Carver asked if this parcel is accessible to a private and/or public road? It appears to be accessible. The parcel has frontage on Bear Paw Trail. The zoning is AG-1 land. The house site is cleared and the driveway goes to a road that is not a Town road but is used by people to drive on. The Town does own the land. Ferraro stated there may be pressure to establish this as a private road. It was pointed out that the home owners association was opposed to this road connecting to Bear Paw Trail. Extensive discussion continued about the need for access to the back of the golf course via this unofficial road for public safety. The pros and cons of developing this access as a road was discussed. Ferraro stated this strip of land is only 33' wide and is not of adequate width to establish a Town road. The Town would need to take land from the adjoining land owners to gain adequate width for a Town road. Discussion continued about options for the approval of the Special Use Permit. It could be approved contingent upon gaining access to a public road or it could be approved to build the home with a recommendation the Town address the access issue. Options to the Webster's are buy land to gain access or get an easement to gain access. Carver was concerned that the developer/builder went ahead and built a driveway to a non-road. A motion was made by Carver and seconded by LaPointe to recommend that the Town Board approve the Town Board Recommendation to Bayfield County Zoning for a Special Use Permit to build a home on the 4.5-acres of land zoned AG-1 and that the Town Board resolve the issue of access to this property. The motion carried.

Pikes Bay Sanitary District Response to Lincoln Land Trust 56-lot Development – Steve Prevost reported that they gave approval for them to go ahead with the conditions that they provide adequate easement space on the roadways to allow sewer to be installed at a later date, easements to bring lines across this property to the golf course be granted to PBSB, and that the individual lot owner deeds have recorded a statement that if sewer is brought into the development it will be at the cost of the home owners. Discussion followed about why sewer can not be extended to this development at this time. Carver stated that this pre-planning effort is a positive step in ensuring that sewer will be

installed in the future when the density will support it for the entire area around this development.

Ordinance Requiring Buffer Zones for Residential Construct in AG-1 Zoned Lands – Ferraro stated the Comprehensive Plan stated we should have buffers and he would like the Land Use Sub Committee to develop an ordinance. A motion was made by Graves and seconded by Bussey to have the Land Use Sub Committee develop an ordinance. The motion carried with one opposed.

Sub Committee Reports – The Ag Sub Committee has not done much but they have invited the Land Use Sub Committee to a joint meeting to discuss issues of mutual concern. It was felt they will not meet until after Apple Festival. Graves reported the Economic Development Sub Committee needs to re-draft the GIF By-laws that will allow for 6 members verses the 5 in the current ordinance. A motion was made by Graves and seconded by Carver to recommend that the By-laws be re-drafted to allow for 6 Board members. Discussion followed about the Board make-up. The motion carried. Ferraro talked about the Housing Sub-Committee.

The next meeting of the Plan Commission will be September 11, 2006 at 7:00 p.m. Graves and Sandstrom may not be available for this meeting date.

A motion to adjourn was made by Ferraro and seconded by Bussey to adjourn the meeting at 9:45 p.m. The motion carried.

Minutes Submitted by:

Dave Good - Clerk

Plan Commission Meeting – September 11, 2006

Posted Sunday, September 10, 2006 at 4:00 a.m. at the Bayfield Town Hall, Bayfield Town Garage, Bayfield Town Garage on Star Route Road, Associated Bank, and Andy's IGA.

The meeting was called to order at 7:10 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Nancy Bussey, Steve Sandstrom, Frank Graves, Loren LaPointe and Jim Moeller. Loren LaPointe, Frank Graves and Steve Sandstrom was excused. No members of the public were present.

MINUTES – No minutes were available for approval.

COMMUNICATIONS – Ferraro presented information on training available through WisLine. He encouraged commission members interested in training to bring the information to future meetings.

PUBLIC INPUT – None.

NEW BUSINESS

Proposed Changes to the GIF Ordinance By-laws – The Commission reviewed the suggested language proposed by Graves. Discussion followed about the tie vote language, chair voting in tie votes, and why the Board membership was being revised.

Bussey questioned the language regarding the chairman voting in a tie vote. Discussion followed about whether the chairman abstains or not in the voting. It was suggested to add an 8th member. It was suggested to have the chairman not vote. Bussey suggested that a motion “fails” in the event of a tie vote. Discussion followed about whether or not the By-laws followed Roberts Rules of Order on issues not addressed in the By-laws.

A motion was made by Carver and seconded by Moeller to recommend the following changes to the GFI Ordinance By-laws; Article Three- Board of Trustees, Section 1 change Board of (6) to Board of (7) and change (4) citizen members to (5) citizen members. Also change Article Four – Meetings, by adding a Section 5. – Eliminating Tie Votes. As there are six voting members the possibility of a tie vote exists, in which case the motion fails. The motion carried.

American Planning Association Training – Ferraro asked Commission members to review the literature and let him know if they are interested.

Sub Committee Reports – Carver reviewed a letter from Graves regarding securing funding for the GIF loans. He identified a source of funds but it would require them also approving every loan which Graves did not think would work well. Carver stated the Land Use Sub Committee is planning to meet. Ferraro reported he will be holding a telephone conference call with Catholic Charities. Discussion followed about how the only portion of this project officially moving ahead is the business park. Moeller inquired about the road to the business park being a Town road. Ferraro stated probably not. The road to the housing portion of the development has not been decided at this time. Bussey would like to see the housing component of this development and the business component to have some unique environmental aspect to show off the Bayfield area and a focus on energy efficiency. Carver stated that the word “park” needs to be emphasized in the business park development as it relates to green space, etc. This is a forested area with wild life present. Carver did solicit ideas from Dave Martinson regarding his ideas on green space. Bussey stated only 52% of the residents were in favor of commercial development within the Town. That means 48% are opposed. Moeller stated he would like to see some energy efficiency aspect to this development. Carver suggested giving Impact Seven a list of items the Commission would like to see included in this project. Discussion followed about what sub committee could address this issue. It was agreed to ask Steve Sandstrom to take this on and possibly Jim Steffenson.

The next meeting of the Plan Commission will be October 9, 2006 at 7:00 p.m.

A motion to adjourn was made by Carver and seconded by Bussey to adjourn the meeting at 8:05 p.m. The motion carried.

Minutes Submitted by:

Dave Good – Clerk

Plan Commission Meeting – October 9, 2007

Meeting cancelled by Bill Ferraro.

Plan Commission Meeting November 1, 2006

Posted _____, 2006 at _____ at the Bayfield Town Hall, Bayfield Town Garage, Bayfield Town Garage on Star Route Road, Associated Bank, and Andy's IGA.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Nancy Bussey, Steve Sandstrom, Frank Graves, and Loren LaPointe. Jim Moeller was excused. A total of ___ members of the public were present.

MINUTES – Ferraro called for a motion to approve the minutes of August 31, 2006. Bussey stated that many of the people in attendance at the meeting were not listed in the minutes. She listed the following individuals as also being in attendance at the meeting; Steve and LuAnn Leafblad, Dave Martinson, Steve Prevost, Jim Stephenson, Riener Ensman, Tom Gordon, Jim Erickson and Chris Peterson. She stated there may have been others also. A motion was made by Bussey and seconded by Carver to approve the minutes of August 31, 2006 with the addition of those individuals listed. The motion carried.

COMMUNICATIONS – Ferraro stated that communications from Impact Seven Inc. will be discussed under the appropriate agenda item.

OLD BUSINESS

Impact Seven Inc. Application for a Conditional Use Permit - Ferraro stated that the site plans for World Class Manufacturing were received today and distributed to the Plan Commission. Discussion followed regarding comments made by a representative of Impact Seven Inc. that the proposed site for the business was totally inadequate and would require an excess of amount of excavation work. Graves inquired if the maps in the packet were consistent with the maps that Carver had previously reviewed. Carver stated they were identical. Bussey questioned if the drawings and documents showing a "machine shop" are referring to the manufacturing facility? Graves stated yes they are.

Carver proceeded to explain how Bayfield County Zoning Ordinances allow for a "machine shop" on land zoned AG-1 with a Conditional Use Permit. Discussion continued over the interpretation of "machine shop" as it relates to World Class

Manufacturing. Some thought a machine shop was a guy in overalls working on a piece of farm equipment versus a manufacturing facility with computer operated machines that each cost a minimum of \$650,000.

Bussey stressed that we should consider changing the zoning from agricultural to commercial for this facility. She reasoned that if we allow this manufacturing facility on agricultural zoned land we are opening all of our agricultural land to commercial development. Carver stated that machine shops are not allowed on land zoned commercial. They are allowed on land zoned industrial. He stated that if land is zoned industrial, any type of use is allowed. Carver believes that leaving the land zoned agricultural is a better approach because it will require a developer to come before the Town Board and Plan Commission if they seek a Conditional Use Permit. If it is zoned industrial, the Town Board and Plan Commission would not have an opportunity to review any proposed development. A lengthily discussion on this matter continued.

Discussion moved on to the Conditional Use Application from Impact Seven Inc. Someone stated the application referenced the entire 72 acre parcel. Graves stated that it should not apply to the entire 72 acre parcel but only to the five acre parcel that will be used for this business development.

Ferraro requested commission members to provide input on items they believe need to be clarified and/or changed in order for the Plan Commission to recommend approval of this request. Those items are as follows:

1. Clarify specifically what is being requested or asked for on the Conditional Use Permit.
2. Will the entire 72 acre parcel be included in the Conditional Use Permit, 36 acres or 5 acres. What is the business park acreage.
3. Will the exterior lighting be controlled with a photocells and/or motion detectors. Lighting shields and fixtures should control the light downward onto the parking area and roadway without interfering with adjacent property owners.
4. Storm water retention for paved areas and parking areas does not appear to be provided for.
5. Will material used in the manufacturing process be stored outside the facility, inside the facility, or in storage trailers, etc.
6. Will the facility be fenced and will there be security gates, etc.
7. Will this facility be serviced by a sanitary sewer system or a private on-site wastewater treatment system.
8. The building must be screened from the lake and highway.
9. What will be preserved as green space.

Discussion followed regarding the potential for this facility producing pollution in the form of waste cutting oil, metal cuttings and filings, etc. Graves stated that this facility will not dispose of any environmentally sensitive waste on-site and all ways will be transported off site.

Bussey expressed concerns regarding the increased volume of trucking on the local roads and through the City of Bayfield. Graves stated that initially they will be receiving approximately three to four truckloads per week of raw materials and will have approximately the same number of trucks leaving with finished product. He also stated that this number of trucks is very minimal compared to the logging industry trucks traveling through our area.

Bussey questioned their reference to possibly using locally employed people versus bringing people in from outside. She and Carver both felt they should make a concerted effort to employ local people.

Bussey then stated that we should include all of the concerns expressed by Dave Martinson. These are protection of the wildlife corridor and ensure that the building is screened from lake views and highway views. She also stated that they should be informed of the Town's recent efforts in Eco-municipality and they should be requested to participate by taking actions relating to energy efficiency, etc. LaPointe inquired if there are incentives we could provide them for taking positive steps in this direction.

Carver stated that he believes all of World Class Manufacturing Inc. needs are being met but issues and concerns expressed by the Plan Commission and the town residents are not being addressed. Graves stated that the letter we are proposing to send them is somewhat adversarial and may not be appropriate. Carver stated that the letter he drafted was for the purpose of getting clarification on a number of issues. He stated that every time they requested information from us that he responded to their questions but they apparently do not want to respond to our questions.

Ferraro again stated that the purpose of this meeting is to develop that list of issues we want World Class Manufacturing Inc. to address. Graves stated that he felt many of these questions have already been answered. Ferraro stated that once the Town recommends approval of the Conditional Use Permit we will have no further say in what this business does. Graves read a letter sent to Impact Seven Inc. requesting answers to a number of questions pertaining to the site.

INSERT LETTER

Carver and Bussey both stated we need very specific answers to our questions if we are going to proceed with recommending approval of this Conditional Use Permit. Graves stated that World Class Manufacturing Inc. has stated that they want to do what the town wants. Carver stated we need it in writing. Discussion followed about who is asking for the permit, who is building the building, and ultimately who will own the building and land.

The discussion moved on to the lease agreement between Impact Seven Inc. and World Class Manufacturing Inc. and what role the Town of Bayfield would play in this arrangement. Bussey questioned the benefit of the Town taking all this land off the tax

roll and if the Town was going to become a "developer". The Plan Commission agreed that they need to get answers to all of these questions from Impact Seven Inc.

Carver stated we need to go back and continue development of the list of issues. Bussey requested that these items be conditions relating to approval of the Conditional Use Permit. Carver did not believe that would be appropriate. Bussey elaborated on the conditions attached to the Hauser Winery request and that we should be doing the same thing for this request. Sandstrom did not believe we should include any mandates. They should be in the form of recommendations. He suggested that they be requested to reduce the size of their ecological footprint instead of specific mandates. Graves stated that we should be asking for input regarding the master plan for development of the entire parcel. A lengthy discussion continued regarding whether or not to send them a list.

Discussion continued on refining the list of items above. Extensive discussion followed regarding what and how to word this letter and/or list. Much discussion was also held regarding how to word each item.

Discussion moved on to placing conditions on accommodating future connection to the Pikes Bay Sanitary District system. Dollinger stated that this parcel is not in the sanitary district because of its agricultural zoning. Currently there is no way they would be served by the sanitary district. He stated this parcel would need to be rezoned to be subject to the sanitary district connections.

Carver discussed Dave Martinson's concerns regarding the need to maintain a wildlife corridor. Discussion followed regarding two dry streambeds located on the property. General consensus of commission members was that there is not a problem on the property relating to wildlife corridors.

Ferraro recommended that he, Bussey, and Carver draft the language for the final letter to Impact Seven Inc. A motion was made by Carver and seconded by LaPointe to send a letter to Impact Seven Inc. suggesting items that the Plan Commission would like to address regarding this project on a joint basis with them. The motion carried.

Steven Prevost raised the issue that this parcel of property should have the zoning changed to industrial. This would make the land a portion of the Pikes Bay Sanitary District and allow for a potential hookup to the sewer system. Carver stated that this would not be a good idea. Changing the zoning from agricultural to industrial would allow for development to occur on the parcel without any input from the Plan Commission or Town of Bayfield. Carver felt that even with the zoning change, it would be many years before a sewer line was extended to this parcel. Prevost stated that he understood the reasoning not to change the zoning to industrial but any zoning classification other than agricultural would subject the parcel to be included in the Pikes Bay Sanitary District. Bussey concurred with Prevost that this parcel should be zoned industrial. She proceeded to read the definition of industrial from the Bayfield County Zoning Ordinance. LaPointe suggested that the Town consider developing a zoning

overlay district to ensure the Town has input into zoning decisions. A lengthily discussion followed regarding various zoning districts and what development is permissible or not permissible. Dollinger inquired about property tax implications on land zoned agricultural. Ferraro clarified that only land used in active agriculture is subject to property tax reductions for agricultural land. Ferraro requested that the Commission return to discussing the matter at hand.

Recommendation to Town Board regarding Growth Incentive Fund – Graves updated the Plan Commission on the current status of this fund. The trustees have been appointed by the Town Board and we need to convene the first meeting of the Board of Trustees to name a Chairman and Vice Chairman and Secretary. He stated that the Town has budgeted \$2,000.00 in 2007 for initial funding. Other requests for funding are still outstanding. Graves's stated that the ultimate goal would be to have approximately \$30,000 available in this fund. Discussion followed regarding whether or not to have the trustees to the Growth Incentive Fund sworn in. It was agreed to have the trustees sworn in by the Town Clerk. A motion was made by Ferraro and seconded LaPointe by to have the Economic Subcommittee of the Plan Commission call together the first meeting of the Growth Incentive Fund Board of Trustees and accomplish the business required to organize the board. The motion carried.

Public Input – None.

NEW BUSINESS

Neil Shultz Proposal Regarding Trailer Park – Schultz stated this is not planned to be a rental trailer court. He plans to sell individual lots to private owners. The larger lots in his development plan are for custom-built homes and storage buildings to be built on the smaller lots as previously proposed to the Town of Bayfield. Ferraro referenced the survey results from development of the Comprehensive Plan which stated the vast majority of town residents do not want a mobile home park. Residents did support the concept of affordable housing. Carver inquired about what the five, small, pie shaped lots would be utilized for? Schultz did not give a specific answer. Discussion followed regarding wetlands on the property and the areas of standing water. Schultz disagreed with the comments regarding the land being wet. Carver asked who would be responsible for installing sewer system to these lots. Schultz stated that initially a central collection system would be installed for these lots. He stated that he is not seeking approval for this development from the Plan Commission at this time. Schultz stated that he would be responsible for installation of the sewer line but individual lot owners would be required to pay the hookup fee to Pikes Bay Sanitary District. Dollinger clarified what the responsibility of the Pikes Bay Sanitary District would be. Graves stated that he believes affordable housing is defined as mobile homes. Mobile homes are the least expensive form of housing. Graves asked Schultz if he has worked out the economics of this type of development. Schultz stated no. He stated that he has spent a total of 15 minutes developing this concept and unless he gets a positive response from the Plan Commission he will not pursue it. LaPointe inquired if this development would require a zoning change. Ferraro stated that it would require a zoning change. Carver

challenged Schultz regarding his lack of effort to plan this project and in turn to request the Plan Commission to give the development a positive response. Schultz stated he is looking for conceptual approval only. Discussion followed regarding parking of vehicles on these lots. Bussey reference the Bayfield County Zoning Ordinance regarding lot sizes on this type of development. Apparently they require a 50 foot minimum width and 5,000 square feet of open space for every 10 mobile home sites. Schultz's lots a too small. LaPointe inquired about who adjacent property owners were. Schultz stated the sewer plant is to the south, Hoopman and Maki are on one side and Mary Rice is on the other side.

COMMITTEE REPORTS

Carver and Bussey – no report. Ferraro – no report. Sandstrom – He inquired about the need to incorporate the concept of Eco-municipality in to the Comprehensive Plan. Carver stated that these concepts should be built into all aspects of the Comprehensive Plan. Discussion followed on developing “definable steps”. LaPointe – no report. Graves – no report.

The next meeting of the Plan Commission will be at 7 p.m., November 27, 2006 at the Bayfield Town Hall.

A motion to adjourn the meeting at _____ p.m. was made by Carver and seconded by Bussey. The motion carried.

Minutes prepared by:

David L. Good – Clerk

Plan Commission Meeting – November 27, 2006

Posted Sunday, November 26, 2006 at 8:00 a.m. at the Bayfield Town Hall, Bayfield Town Garage and Bayfield Town Garage on Star Route Road.

The meeting was called to order at 7:00 p.m. by Chairman Bill Ferraro. Committee members present were Dick Carver, Steve Sandstrom, Nancy Bussey, Loren LaPointe and Jim Moeller. Frank Graves was excused. Steve Prevost representing PBSB was also present. A total of 1 member of the public was present.

MINUTES – Ferraro stated he did not receive minutes of the November 1, 2006 meeting and would discuss this with Dave Good.

COMMUNICATIONS – Ferraro reported that a teleconference series on issues relating to Plan Commission business is available for members to attend if they are interested. The Town will pay the costs for members to attend.

OLD BUSINESS

Update of Impact Seven Project – Carver reported that the Town Board approved the Town Board Recommendation to Bayfield County Zoning to allow a commercial building on land zoned AG-1 and subsequently the Bayfield County Zoning Committee approved the Conditional Use Permit. The site of the building was moved from the lower site near State Highway 13 to a site to the west off State Highway 13. The benefits of this new site are as follows; it is located away from the seasonal water drainage sites, it is not within the wild life corridor areas, it is shielded from Lake Superior and County Highway J by a wooded buffer. If additional business development occurs on this site it will also benefit from these attributes. Sandstrom asked who future businesses would work with if they wish to locate in the Business Park. Carver stated that it would be Impact Seven Inc. at this time. However, he reported that the Town of Bayfield may be acquiring the property with a non-recourse loan from Impact Seven Inc. The Town's attorney is currently reviewing the paperwork to accomplish this. Currently, only permits for this business on a five acre parcel has been approved. Carver stated that the detailed site plan and building location maps have not been finalized at this time. It was noted that some soil borings had been taken at the new proposed building site. Discussion followed regarding plans for the on-site sanitary system. However, the building occupant indicated their interest in connecting to the PBSB sewer system if it is extended in their area. Prevost indicated that land zoned AG-1 is currently exempt from being served by the Sanitary District. Carver stated the Town Board is aware of that. Currently the site is approximately 2 miles from the nearest sewer line which would be in the City of Bayfield. Confusion regarding who the future developer for this land would be continued. Bussey requested that the town's attorney include terms in the land acquisition agreement to ensure the Town as control of any future development. LaPointe believes that Impact Seven Inc. has the expertise in business development and should not be ignored in the process. Carver pointed out that Angela Kazmierski is the point person at Impact Seven Inc. for this property.

Bussey inquired about the status of the other facets of development planned for this property. She asked if Impact Seven Inc. would be doing the development or if their plan was to sell the property to another developer. Ferraro believes that the high-end housing will be done by a private developer and the low income housing may be pursued by the Town of Bayfield. The Town's involvement in future business development at this site was discussed. Carver believes there are 15-17 acres of additional flat land suitable for commercial development which equates to three or four additional businesses. Discussion followed regarding what types of businesses could be developed. LaPointe asked if a retreat/conference center/lodging would be allowed. Ferraro stated a resort type operation would not be allowed. Consensus was that this type of use would be allowed under current zoning. Carver stated that we may have to look at rezoning a portion of this land in the future. Discussion followed regarding Catholic Charities involvement and/or non-involvement in the low income housing for this site.

Neil Schultz's Trailer Park Proposal - Ferraro stated that he informed the Town Board that the Plan Commission has not received adequate information on the proposed

development to make a recommendation at this time. Prevost reported that he, Rex Dollinger, and Neil Schultz will be meeting in the spring to develop a satisfactory plan for this development. Discussion followed regarding the drainage issues on this parcel.

PUBLIC INPUT – Prevost inquired about why a “No Snowmobiling” sign was placed at the east end of Star Route Road where it intersects with County highway J? He stated that he has asked the Town Board this question repeatedly and has not received an answer. He expressed his frustration with the inability of his guests to get to a legitimate snowmobile trail off Gotchling Road. The small segment of Star Route Road from County highway J to Gotchling Road being closed to snowmobiles is the issue. Discussion followed regarding where ATV’s and snowmobiles are allowed on Town Roads. Ferraro stated he would investigate this matter further.

NEW BUSINESS

Wisconsin Academy of Arts and Science Survey - Ferraro explained that this is a "future of farming" survey requested by Larry McDonald, Mayor of the City of Bayfield. The Plan Commission worked on developing a response to the survey which is as follows:

Q.1. What do you see as the primary issues that will most affect the quality and sustainability of life in rural communities and farming as a business in the next decade?

Answer - Bussey expressed issues with affordability of farmland for young people wanting to purchase existing farms or orchards, developmental pressures, the growth in organic farming, educating and training the next generation of farmers, and providing programs relating to agricultural development. Carver identified an issue related to having a viable marketplace that is reachable considering transportation cost is a factor and the rapidly escalating cost of transportation fuels. Other top issues were education and training for a people currently in farming and the next generation. He concurred with Bussey's comments regarding the developmental pressures facing our farmlands. Sandstrom stated that he believes we need to develop local and viable markets for our agricultural products as a response to the high transportation costs of reaching markets further away. He wanted to see the country move away from a national food distribution system to a locally produced and distributed food system. Discussion followed regarding the need to have a diversity of agricultural products beyond apples and berries. Ferraro stated the transportation issue works both ways. Our local products are more affordable than products that need to be transported great distances. A benefit of national food distribution is that you can get all products at all times of the year not just when they are in season. Bussey believes people need to preserve the local products for use at other times of the year as an alternative to importing food products from the other side of the globe. Carver paralleled this opinion by discussing the Amish lifestyle. Prevost questioned why we don't see more Bayfield apples on the food shelves of local stores versus apples from all around the world? Ferraro use an example that related to dumping of the prior year's apple crop prior to this year's crop coming in. In this case, the transportation costs are made up in the price of the product. Carver cited an example relating to flour milling and the interstate commerce commission's effort to subsidize

costs for railroad transportation. He believed it was governmental tampering. LaPointe argued the case for Tom Galazen's organic farm, which struggled for many years, and now seems to be doing fairly well. Bussey indicated that many of these small organic farmers simply eke out a living. She believes keeping the cost of land affordable to small farmers is the most viable method of keeping agriculture alive in our area. Carver still believes that the escalating costs of fossil fuels for transportation will make local agriculture more viable. Ferraro's issues were the high startup costs for land and machinery and the delay in production especially for orchard and/or berry crop production. Sandstrom stated that there is an issue finding an adequate labor force during peak harvest times.

Q. 2. Obstacles facing agriculture?

Answer - Carver stated that farming in this area is for the most part not profitable. Profitable farming operations typically have been inherited down through generations in the family. LaPointe stated it seems to go back to the issue of affordability of the land. Farming is a tough life and a gamble. Sandstrom stated the most important obstacle goes back to the issue of transportation and how large corporate agricultural operations are subsidized by the government. These subsidies may be for transportation systems and/or crop subsidies and the small farmer cannot compete on this level. Bussey discussed the recent E. coli outbreak in the production of spinach. She believes that people will want to rely more on locally produced agricultural products versus those they do not know the origin of. She also thought the government should implement tax breaks for purchasing farmland, waive income taxes for the first few years during the startup period, and subsidize loan programs with banks to make financing agricultural efforts more affordable. Carver stated there is an issue with the small volume of production from our local area. One large metropolitan city could consume the entire local production in a very short period of time. Ferraro's issues were lack of low interest capital from either the state or federal governments, industrial agriculture operations, and the national distribution system. Bussey believes that maintaining adequate buffers between developed land and active agricultural land is critical to ensure continued agricultural production.

Q.3. Economic considerations facing agriculture?

Answer - Ferraro cited an example relating to a person purchasing an existing farm valued at \$300,000 and having to pay interest on the loan at the rate of 6% per year which equates to \$18,000. This makes it almost impossible for a person to start an agricultural endeavor from scratch in our area.

Q. 4. Opportunity to see improvements in the current environment that we can build upon for long term benefit of the citizens. Consider local and regional assets, existing infrastructure, natural and human resources, investment capital, and innovation.

Answer - Carver stated we have in a unique product and our local products have a name identification which affords us an opportunity to improve on this. We have an

interesting combination of opportunities which are products that may be applicable to local interests and tourist interests which creates an interesting synergy which encourages people to buy local products and to come visit the area and buy those same products elsewhere in the region. Bussey believes that the continued efforts of purchasing development rights on existing agricultural lands is critical. LaPointe believes that we are early enough in the development of our farmlands that we still have the opportunity to work towards preservation. In many areas there is hardly any farmland left to preserve. Carver believes that we need to work more closely with state government to leverage our efforts for farmland preservation. Prevost believes that local government should not be directly involved with farmland preservation and it should be the responsibility of a higher level of government. Local government needs to focus on local issues such as road maintenance. Ferraro pointed out that farmland preservation is good from the standpoint that the land will not be developed in the future. However, this does not guarantee the land will continue in active agriculture. Discussion followed regarding the ability of people to purchase back their development rights. Ferraro stated this should not occur.

Q. 5. Specific steps to be taken to ensure the continuation of agriculture?

Answer - Ferraro believes that the State and Federal governments need to "cough up some money". Carver believes that promotion of our local agricultural products is critical to sustaining local agricultural production. Sandstrom stated the former University of Wisconsin Agricultural Station should be utilized for the development of new agricultural products to assist our local agricultural efforts. Carver stated this would be key to interface with the Wisconsin Indianhead Technical College system. LaPointe talked briefly about the efforts in the Bayfield School District to develop agriculturally focused programs. Carver believes that it is critical to train our local students with skills that relate to our local agricultural and aquaculture programs to keep them in this area. He believes this effort is not on the front burner with the school district at this time and needs to be revitalized. Carver also believes there is an opportunity to develop businesses that support our current agricultural efforts and utilize local produce in the production of a product. Value added products should be produced locally versus sending the raw agricultural products to another state. Ferraro cited an example of a local farmer who processes his production into value-added products. Interestingly enough, this local farmer can have his products processed cheaper in Lower Michigan than processing them here locally. Transportation costs are included in the calculation. Ferraro cited that fruit production in this area uses very archaic methods. Carver stated that throwing money at an issue is only a short-term solution. Long-term actions that must be taken are education, training, and encourage enthusiasm for our product, and market the uniqueness of our products. Any effort to improve the quality of our products and the quality of our work force will show us future benefits. Sandstrom stated that we must look beyond the specific issues in our economy such as agriculture. Our entire economy must be vibrant and viable to ensure individual aspects of the economy are successful. Ferraro stated that most farmers in this area are not good at marketing their products. Discussion followed about how the commercial fishing industry evolved and changed over time to where it has practically disappeared. Bussey

discussed the impacts of global warming on the ocean fishery production. Discussion followed regarding the use of renewable energy.

Ferraro inquired about what is happening to the logging industry. David Galazen pointed out that there has been a big drop in demand which resulted from the mills over purchasing the necessary wood supply which resulted in large on site inventories. Discussion followed regarding why there is a lack of wood processing plants in our area. Consensus was that transportation costs and local markets are not adequate to support large-scale wood processing plants. Carver cited an example where wood flooring produced locally costs approximately one third more than products produced elsewhere. Prevost cited that recent 2x4 and 2x6 lumber he purchased was stamped "Made in Germany".

Q.6. What advice do you have for policymakers?

No comments were provided.

Logging Activity Adjacent to Star Route Road - Ferraro stated that he has an appointment with the Bayfield County Forest Administrator to inspect the logging activity. Carver stated that he was aware that certain tree species are not conducive to be left standing in narrow strips along side roads because of their susceptibility to being blown down in high winds. Discussion followed about what roads were named "scenic byways" in the Comprehensive Plan. LaPointe believes that it is important to keep the hardwoods when logging efforts occur immediately parallel to the road. No one knew for sure if the cutting was occurring on county land or private land or both. Ferraro briefly reviewed the resolution adopted by the Town 16 years ago protecting Star Route Road.

Committee Reports - Carver reported on the Economic Development Subcommittee. The Growth Incentive Fund Board will be holding their organizational meeting. Florence Defoe informed us that she will not be able to participate on this Board. Ferraro stated that the Housing Subcommittee should have a report for the next Plan Commission meeting. Ferraro updated the committee on the current status of the County highway J and State Highway 13 intersection issue.

Meeting Schedules for the Plan Commission and Subcommittees –The next meeting of the Plan Commission will be January 8, 2007 at 7:00 p.m.

A motion to adjourn was made by Bussey and seconded by LaPointe to adjourn the meeting at _____. The motion carried.

Minutes Submitted by:

Dave Good - Clerk