

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Regular Meeting, Tuesday, Jan 8., 2019, 8:30 am

Members Present: Peggy Johnson Wiessner; Al Drum; Carl Schoenecker; Paul Specht . Chairman Dick Hemming, absent. Public Present: Marshall Reckard; Carmen Farwell; Cathy Weber.

The meeting was called to order by Acting Chairman Paul Specht at 8:35 am at the Presque Isle Community Building. Motion to approve the agenda with one date correction by Al Drum, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the Dec. 11, 2018 meeting by Al Drum, second by Carl Schoenecker. All Aye.

Item 5.A. Carlin Zoning Issue – Carmen Farwell reported there still has not been a decision by the Court of Appeals on the permanent injunction issued by the Circuit Court. Still on the calendar is an April 30 hearing challenging the denial of a conditional use permit. Superior Water is on sale at Karstens Korner and there have been shipments to southern Wisconsin according to Peggy Johnson Wiessner who also was informed 11 persons are now employed in Marenisco and the company would soon be drilling its own well on land leased from Marenisco.

Public Comment – Marshall Reckard informed the Committee a potential lawsuit challenging Section 907 (Junkyards) has surfaced. He is to meet with Vilas County regarding enforcement of this ordinance since Vilas County is also involved. This pertains to parcel 22-239 on Horsehead Lake. Further action may not be taken until Spring.

Item 5.B. Broadband Forward certification was passed by the Town Board at its Jan. 3 meeting and the Board discussed naming Town Clerk Lorine Walters as the point of contact person at its next meeting. Paul Specht updated the Committee on the work Oneida County's Broadband Development Committee has been doing and made the case for the need to identify a person to champion the cause for Broadband in Presque Isle. Vilas County does not have a Broadband Development Committee. Each Town is on its own to seek out provider companies and grants to move Broadband forward. New technology and providers are surfacing to provide more options but the town must carry the ball.

Items 5.C & D - Sections 902.10.2 and 902.9.1 & 4 were together discussed with respect to application to both on and off-water parcels and to the general organization of the zoning ordinances. No action was taken. Al Drum's draft of new sections 902.9.1 and 902.9.4 will be re-worked to incorporate Committee suggestions on language and will be emailed prior to the next meeting. Committee acknowledged the need to clarify the organization of the ordinance as it applies to on and off-water parcels. Peggy Johnson Wiessner will check on the firm Boulder Junction used to codify its ordinances as a possible resource. This item will be continued on the agenda for the next meeting.

Marshall Reckard informed the Committee of a teleconference on changes to Wisconsin's local use planning and zoning enabling laws to be held tomorrow, January 9 at 10:30. He has signed up for the teleconference and will listen at the town offices. Peggy Johnson Wiessner and Al Drum will join him.

Next meeting is Feb. 12, 2019 at 8:30 am. Paul Specht will attend by phone. Motion to adjourn by Al Drum, second by Carl Schoenecker. Meeting adjourned at 10:09am. Peggy Johnson Wiessner, Sec.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Regular Meeting, Tuesday, Feb. 12, 2019, 8:30 am

Members Present: Dick Hemming; Peggy Johnson Wiessner; Al Drum (by phone); Carl Schoenecker; Paul Specht (by phone) . Public Present: Marshall Reckard; Cathy Weber.

The meeting was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Carl Schoenecker, second by Paul Specht. All Aye. Motion to approve the minutes of the Jan 8, 2019 meeting by Paul Specht, second by Al Drum. All Aye.

There was no Public Comment.

5.A. Nothing current to report on the Carlin Lake zoning issue.

Item 5.B. Broadband Forward. Paul Specht reported on his further investigation of broadband activity in Oneida county. He spoke with Dave Nohl, Chairman of the Oneida County EDC, who confirmed a town's need to find a tech partner to be its champion. This is not simple for smaller areas. Possible partners active in the area are Northwoods Connect out of Eagle River, a Gogebic Range provider and Sonic Net, with whom Presque Isle has already been in touch. Marshall Reckard noted that Sonic Net declined to partner in our area because Century Tel was in process of laying fiber optics. Vilas County has not been active in promoting broadband although there is some activity in the east end of the County, notably Land O Lakes, which has received a grant to service the main downtown area, Conover and Three Lakes. There is some indication the PSC (Public Service Commission) may be beefed up to give more attention to broadband issues. Cathy Weber thought that perhaps the EDC and the Zoning Committee should meet jointly on this issue. Paul Specht will contact Bonnie Byrnes from the EDC regarding the results of their survey on broadband and Marshall Reckard and Chuck Hayes will be asked to prod Vilas County on Broadband.

Items 5.C. Al Drum and Paul Specht submitted their re-write of Sections 902.9.1 through 902.9.4 regarding divisions of land and changes to descriptions of existing tax parcels. Peggy Johnson Wiessner had concerns about the organization of the sections, the procedures outlined and, what she thought to be, unnecessary detail included. Paul Specht made a motion to accept the re-write and Al Drum seconded. He explained detail was included to assist property owners. Cathy Weber thought this might be better done in other educational materials given to assist owners. After further discussion Dick Hemming wanted more time to consider these changes. Carl Schoenecker and Peggy Johnson Wiessner will meet to draft possible changes. Paul and Al rescinded the motion. This issue will be on the agenda for the next meeting.

Item 5.D. Tabled to the next meeting.

Next meeting is March 12, 2019 at 8:30 am. Dick Hemming will attend by phone. Motion to adjourn by Al Drum, second by Carl Schoenecker. Meeting adjourned at 9:45 am.

Peggy Johnson Wiessner, Secretary.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Regular Meeting, Tuesday, March 12, 2019, 8:30 am

Members Present: Dick Hemming (by phone); Peggy Johnson Wiessner; Al Drum; Carl Schoenecker; Paul Specht . Public Present: Marshall Reckard; Forrest Jukich, Zoning Administrator.

The meeting was called to order by Acting Chairman Paul Specht at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Al Drum, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the Feb. 12, 2019 meeting by Al Drum, second by Carl Schoenecker. All Aye.

There was no Public Comment.

Item 5.A. Carlin Lake Zoning issue - Carmen Farwell sent a message reminding the Committee of the April 30 court hearing on the appeal the water bottling company has filed challenging the decision of the Vilas County Board of Adjustment denying a conditional use permit. Briefs are available on the County website.

Item 5.B. Broadband Forward. Paul Specht reported on his contact with Bonnie Byrnes and Sarah Johnson from the EDC regarding the results of their survey on broadband. That survey will be shared with SonicNet who apparently remains interested in providing Presque Isle with upgraded broadband through the use of main and repeater towers for those areas with poor broadband. SonicNet would need the assistance of persons knowledgeable about the town's topography and would plan to meet with the EDC and the Zoning Committee after digesting the survey results and formulating perhaps a grant application for tower installations. A subcommittee of knowledgeable persons from the underserved areas, the town's broadband point person (Lorine Walters) and the EDC may be formed to work with SonicNet. Several names were mentioned and Peggy Johnson Wiessner will contact them for help moving this forward.

Items 5.C. Al Drum and Peggy Johnson Wiessner's re-write of Sections 902.9.1 through 902.9.4 regarding divisions of land and changes to descriptions of existing tax parcels was discussed in detail. They will work to produce a final version for action by the Committee at their next meeting. Forrest Jukich added his perspective on platting procedure.

Forrest Jukich also informed the Committee about an issue with a Natural Lakes parcel used as vehicle and boat storage yard. There is no charge for Natural Lakes residents and therefore the Committee determined the town had no jurisdiction under Sec. 907 governing commercial junk yards. However, the Committee may wish to revise Sec. 907 to deal with situations that govern junk on private parcels. This may be a topic for the Committee's "retreat" and long-range project to address the "on" and "off" water organization of the Ordinance. These items will continue to be on future agendas.

Marshall Reckard noted that Vilas County is updating their own ordinance governing camping on private lots. They may require local zoning permits to supplement County restrictions. Marshall also reminded the Committee of a May 8th webinar reviewing recent zoning court cases. It can be heard starting at 10:30 on May 8 in the Town board room.

Next Meeting Date: There will be no April meeting. Next meeting is Tuesday, May 14, 2019 at 8:30am in the Community Building.

Motion to adjourn by Carl Schoenecker, second by Al Drum. Meeting adjourned at 9:50 am.

Peggy Johnson Wiessner, Secretary.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Regular Meeting, Tuesday, May 14, 2019, 8:30 am

Members Present: Dick Hemming; Peggy Johnson Wiessner; Al Drum; Carl Schoenecker; Paul Specht .
Public Present: Forrest Jukich, Zoning Administrator; Carmen Farwell; Cecil Davis.

The meeting was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Paul Specht, second by Carl Schoenecker. All Aye. Paul Specht had a correction to the March 12 minutes. Under Item 5.B. line 5, the following words will be struck, "and formulating perhaps a grant application for tower installations." Motion to approve the minutes of the March 12, 2019 meeting, as amended, by Paul Specht, second by Al Drum. All Aye.

There was no Public Comment.

Item 5.A. Carlin Lake Zoning issue - Carmen Farwell updated the Committee on the status of the Carlin lawsuit. The Court of Appeals has affirmed Judge Stenz's opinion that the water bottling operation was a change of use and left in place the permanent injunction granted by the lower court. The other appeal by the defendant's challenged the Vilas County's Board of Adjustment decision not to grant a conditional use permit to allow the taking of water from the Carlin property. Judge Nielson based his opinion on a Vilas County Zoning Ordinance Sec. 8.1.A that appeared to allow the expansion of a non-conforming use as long as it is less restrictive than what would have been permitted in the original zoning category (in this case, General Business). He remanded the case back to the Vilas County Board of Adjustment for a second hearing. Committee discussed the rationale behind the Nielson decision, based as it was, on Vilas County law, asking what part Presque Isle's ordinances might play should Vilas permit this expansion of use. Reference was made to a similar discussion in the Committee's minutes of Feb. 2, 2017. Committee then discussed how they might engage with Attorney Burgy on these issues in preparation for Vilas County's decision. Chairman Hemming will discuss this with Marshall Reckard.

Item 5.B. Broadband Forward. Paul Specht followed up with Sonic Net as to their possible interest in erecting a tower in Presque Isle to be fed from the St. Germain tower. Sonic Net appears to want some positive input from the town before proceeding further but they are willing to talk with the Committee. Paul Specht's call to Sonic Net resulted in a promise to attend the June 18th Committee meeting. The EDC Committee will also be invited to attend beginning at 9:30.

Items 5.C. A motion to accept Al Drum and Peggy Johnson Wiessner's re-write of Sections 902.9.1 through 902.9.4 regarding divisions of land and changes to descriptions of existing tax parcels was made by Paul Specht and seconded by Carl Schoenecker. All aye.

Item 5.D. Organization of the Ordinance relating to on and off-water parcels will be a prime topic of the Committee's fall retreat meeting which was set for September 17, 2019. Additional topics for that meeting should be brought to the next few Committee meetings.

Item 5.E. Changes to Sec. 907 – Junk Yards. The Committee declined to take up this issue at this time.

Next meeting – June 18, 2019. Sonic Net will appear at 9:30 on June 18, 2019. Motion to adjourn by Paul Specht, second by Carl Schoenecker. Meeting adjourned at 9:48am. Peggy Johnson Wiessner, Sec.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Regular Meeting, Tuesday, June 18, 2019, 8:30 am

Members Present: Dick Hemming; Peggy Johnson Wiessner; Al Drum; Carl Schoenecker; Paul Specht .
Public Present: Marshall Reckard; Judy Ruch

The meeting was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Al Drum, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the May 14, 2019 meeting, by Al Drum, second by Paul Specht. All Aye.

There was no Public Comment.

Item 5.A. Carlin Lake Zoning issue – Judy Ruch updated the Committee on the status of the Carlin lawsuit. The Court of Appeals decision affirming the Circuit Court’s ruling in favor of the Lake Association has not been appealed to the Supreme Court. The re-hearing before the Vilas County Board of Adjustment is scheduled for August 16 at 9:00am in Eagle River. Regarding the liquor license, Marshall Reckard emphasized the town must follow the state procedure contained in Chapter 125 to deny the Carlin Club’s liquor license and there are appeal rights. The license has not been renewed to date. Trig, an owner of 40% of the Carlin, according to Reckard, has contacted the town.

Marshall Reckard noted there was an issue raised by the owner of an island on Oxbow Lake seeking to erect a second boathouse. This is not within the purview of the Presque Isle ordinance. Presque Isle defers to Vilas County on boathouses.

Regarding the right of the Zoning Committee to seek advice from the town’s attorney, Reckard made clear the Committee must first seek his permission.

5.C Al Drum and Carl Schoenecker have volunteered to work on the agenda for the Committee’s September retreat set for September 17. Paul Specht noted one issue would be updating the Town’s Land Use Plan. Peggy Johnson Wiessner suggested looking at our procedural issues and the larger issue of how to organize the ordinance with respect to on and off-water issues.

Item 5.B. Broadband Forward. At 9:30 the Committee was joined by Lori Collins and Jim Egan of Sonic Net, Eagle River and Dave Bogan from Natural Lakes, Cathy Weber, Lorine Wolter and Bonnie Byrnes. John Growder from Carb Lake was present by phone. Sonic Net reviewed the logistic and financial issues facing the town in the provision of broadband service. They asked what is the town willing to do? And what is the town looking for? Sonic Net requires a fiber up link and one main tower to provide an up stream site. The tower at the fire station is too short. The Natural Lakes area and downtown business problems were highlighted as was Century Link’s poor record of customer service. However, the EDC survey results showed that most customers were satisfied with Century’s service at present. Bottom line is that Sonic Net needs to first identify a site for an adequate tower and then we would need a grant to cover ½ the cost of the tower with the town providing the matching ½ cost. Then at least 100 customers (at approximately \$60/month) would be needed to make the service financially feasible. It may be possible to join with Boulder Junction in the effort. For now, Sonic Net will look for

potential tower sites (Egan) and see whether an up stream is possible. They will be in touch with the Committee shortly.

Next meeting – July 9, 2019. Motion to adjourn by Peggy Johnson Wiessner, second by Carl Schoenecker. Meeting adjourned at 10:40 am.

Peggy Johnson Wiessner, Sec.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes of Public Hearing Held August 13, 2019, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Peggy Johnson Wiessner; Al Drum; Carl Schoenecker; Paul specht.
Public Present: Forrest Jukich; Marshall Reckard; Rob Foerster.

A properly noticed Public Hearing was called to order by Chairman, Dick Hemming at 8:30am to hear comments by the public on proposed changes to Section 902.9 of the Presque Isle Zoning Ordinance pertaining to "Division of Land and Changes to Descriptions of Existing Parcels." Changes were proposed to Sections 902.9.1; 902.9.2 and 902.9.4. Chairman Hemming called for comments in favor of the changes and comments opposing the proposed changes. There were no comments either for or against the changes. august

Committee member Al Drum commented that the purpose of the changes was essentially clarification of the procedure and applicability to both on and off water parcels. Another Committee member, Paul Specht noted that certain language in the existing sections appeared inconsistent.

Chairman Hemming stated that the Committee approved the changes and closed the Hearing at 8:40 am.

Minutes Regular Meeting, Tuesday, August 13, 2019, 8:40 am

The regular meeting of the Presque Isle Zoning Committee & Plan Commission was called to order by Chairman Dick Hemming at 8:40 am at the Presque Isle Community Building. Motion to approve the agenda by Paul Specht, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the July 9, 2019 meeting, by Paul Specht, second by Al Drum. All Aye.

There was no Public Comment.

Item 5 Action concerning the Public Hearing and changes to Section 902. Paul Specht moved and Carl Schoenecker seconded motions to accept the proposed changes to sections 902.9.1; 902.9.2 and 902.9.4 of the Presque Isle Zoning Ordinance. All Aye.

Item A. Carlin Lake Zoning issue. The Vilas County Board of Adjustment hearing mandated by the Vilas County Circuit Court to re-hear the Carlin Club's petition for a conditional use permit was indefinitely postponed. The Vilas County Board of Adjustment is currently without a quorum and cannot meet until new members are appointed. There was some Committee discussion of the Town's August 29, 2019 meeting to consider renewal of the Carlin Club's liquor license and whether the legal actions of the past two years had extended the time period the license could be unused without being forfeited.

Although not on the agenda, Paul Specht updated the Committee on a possible Broadband resource for the Natural Lakes area. Choice Tel, a broadband provider is extending fiber optics to Palmer Lake from Land O Lakes. Chairman Hemming requested this topic be kept on future committee agendas.

Item B. The Al Drum/Carl Schoenecker sub-committee submitted a detailed list of large and small scale possible revisions to the ordinance for our September 17 retreat meeting. Paul Specht suggested adding

how the Long Range Plan affects decisions on zoning district changes. Carl Schoenecker noted we need a working procedural document and Peggy Johnson Wiessner suggested we mirror the county and handle on and off water issues in separate ordinances.

Item 8. Committee will discuss the issue of how to deal with blight as part of its retreat.

Item B . Two lot subdivision of the former Moraine Springs Trout Farm in Sec. 30. After discussion regarding whether additional lots were created by the stream meandering through the property and the building setbacks from said stream, Peggy Johnson Wiessner made a motion the Committee recommend approval of the subdivision to the town board. Second by Carl Schoenecker. Motion passed with one nay by Paul Specht.

Paul Specht moved the committee would not hold a regular meeting in September. Second by Carl Schoenecker. All Aye.

Next meeting – September 17, 2019. Motion to adjourn by Paul Specht, second by Carl Schoenecker. Meeting adjourned at 9:55 am.

Respectfully submitted, Peggy Johnson Wiessner, Secretary.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held September 17, 2019, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Paul Specht; Carl Schoennecker; Al Drum; Peggy Johnson Wiessner.
Public Present: Barbara Peck; Jim Stocker; Marshall Reckard; Forest Jukich.

The regular meeting of the Presque Isle Zoning Committee & Plan Commission was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Al Drum, second by Paul Specht. All Aye. Motion to approve the minutes of the Public Hearing held August 13, 2019 meeting, by Paul Specht, second by Carl Schoennecker. All Aye. Motion to approve minutes of the regular meeting held August 13, 2019 by Al Drum, second by Carl Schoennecker. All Aye.

There was no Public Comment.

Item 6.A. 2-lot Subdivision on Presque Isle Lake. Property in Government Lot 4, Section 17, T43N, R6E owned by Jim Stocker was originally surveyed in 1979 and approved by John Anderson for Vilas County, although said survey was never recorded. Property was re-surveyed by Wilderness Surveying on January 9, 2017 showing Lots "A" and "B" with frontage on Presque Isle Lake. Barb Peck, as agent for the owner, presented the 2017 preliminary survey seeking the Committee's recommendation for approval to the Town Board. Forest Jukich, Presque Isle Zoning Administrator, noted the survey failed to include a measurement of the frontage as a straight line perpendicular to the side lot lines as currently required by Presque Isle and Vilas County. The survey further lacked any information concerning wetlands. Motion by Peggy Johnson Wiessner to approve the preliminary plat subject to the presentation of a final plat to the zoning administrator which shows the correct method of measuring frontage and delineates all wetlands, if any, on the plat. A final plat that meets the requirements of the Presque Isle Zoning Ordinance may be approved by the zoning administrator without further review by the zoning committee. Motion seconded by Paul Specht. All Aye.

Item A. Carlin Lake Zoning issue. The Committee was reminded that the re-hearing of the Vilas County Board of Adjustment hearing mandated by the Vilas County Circuit Court would be held on November 14, 2019 at 1:00 in Eagle River.

Item 6.E. Blight. After a general discussion of what constitutes blight and reference to "blight" in the town and county ordinance, the Committee proposed dealing with this issue as an action item under the "retreat" section of its meeting.

Item 6.C. Updating the 2020 Long Range Plan – Statute 66.0309 mandates that the town update its 2010 long range plan, Chapter 800 of the Town's Ordinances. General discussion of whether to recommend hiring a consultant or having the Committee attempt to tackle this task. Peggy Johnson Wiessner & Carl Schoennecker will act as a sub-committee to report back at the November meeting regarding progress on the Committee doing this task on their own.

Paul Specht once again reiterated his concern that there be a written process governing requests for zoning district changes. In discussing this issue Al Drum pointed out Section 901.3.2 of the PI ordinance

which requires that such requests require a parcel (or parcels) totaling 10 acres or more. Chairman Hemming requested that clarification of this issue be placed as an agenda item for our next meeting.

Committee then focused on the list of “Small Scale Revisions” presented to the Committee for action.

Item 1 concerned “Table 1” referred to in Sec. 901.5.2. That table was removed from the ordinance therefore the words “as shown on Table 1” should be struck from Sec. 901.5.2

Item 2 concerned Sec. 901.7.1 relating to the Presque Isle Municipal Court which no longer exists. This item will need to be revised to refer to Vilas County Court.

Item 3 Section 901.9.7 needs to be revised to clarify “date of appeal.” Committee suggested adding the words, “the hearing for the appeal” to that section.

Item 4 relating to the issue of whether guesthouses may be rented out. A conflict appears to exist between Sec. 902.5.1 and Sec. 908.2.1.3. A phone call to Vilas County Zoning Administrator Dawn Schmidt confirmed that Vilas County does permit rental of a guesthouse on a lot with larger frontage and acreage requirements. Redrafting our ordinance on guesthouse rentals is needed and will be placed on a future agenda.

Item 6 relating to roads (both public and private) running through a lot appears to need no change after being discussed by the Committee.

Next the Committee focused on the “Large Scale Revisions” suggested to the Committee.

Item 2 will require **MAJOR** work by a sub-committee over several months to determine how best to deal with on- and off-water provisions and issues that affect both categories. Carl Schoennecker and Al Drum will try their hands as a sub-committee to make revisions in this area. This will be a continuing agenda item.

Next meeting date set for Tuesday, October 8, 2019. Paul Specht will attend by telephone.

Motion to adjourn made by Paul Specht, second by Carl Schoennecker. Meeting adjourned at 10:59am.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held October 15, 2019, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Paul Specht; Carl Schoenecker; Al Drum; Peggy Johnson Wiessner.
Public Present: Marshall Reckard; Forest Jukich; Carmen Farwell.

The regular meeting of the Presque Isle Zoning Committee & Plan Commission was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Paul Specht, second by Al Drum. All Aye. Motion to approve the minutes of the Regular Meeting held September 17, 2019 meeting, by Paul Specht, second by Al Drum. All Aye.

There was no Public Comment.

Item 5.A. Carlin Lake Zoning Issue. Carmen Farwell reminded the Committee that the re-hearing of the Vilas County Board of Adjustment hearing ordered by the Vilas County Circuit Court on April 30, 2019 would be held on November 14, 2019 at 9:00 in Eagle River. She reviewed the Court's order and the arguments that the defendants would likely make. A further appeal by the losing party to the circuit court is anticipated.

Item 5.B. Clarification of changes to Sec. 901.3.2 – Discussion of the procedures & justifications required to approve a zoning district change. Marshal Reckard reminded the committee a public hearing is required to approve such changes but there is no requirement that neighbors be notified. Also zoning district changes need to be approved by Vilas County but Comprehensive Plan changes do not need county approval. There was a Plan change Public Hearing and Public Hearing regarding the district change on the 40 acre parcel owned by Ray Straubel. Dick Hemming questioned whether district changes should be allowed if the petitioner is "qualified." Also discussed was whether a 10 acre minimum is the proper size requirement. Paul Specht will work on a re-write of 901.9 to better define the procedure required for such changes.

Item 5.C. Guesthouse Rentals – no action or discussion. Keep on agenda for future meeting.

Item 5.D. Organization of On and Off Water provision in the Ordinance – Carl Schoenecker and Al Drum will continue work on this issue. Al Drum will review the ordinance to see if there are patterns already built in the ordinance.

Item 5.E. Comprehensive Plan 2020 Update - Two hard copies of the Comprehensive Plan were made available to the Committee. Peggy Johnson Wiessner & Carl Schoenecker reported some sections appeared relatively easy to update and other would require quite a bit of research. The hard copies will be reviewed by Paul Specht and Al Drum for their opinion on the feasibility of the Committee undertaking this update themselves and will report back at the next meeting.

Forest Jukich noted that the lot division surveys for Presque Isle Lake and Moraine Springs preliminarily reviewed by the Committee at the September meeting had not yet been presented to him for final approval.

Next meeting date set for Tuesday, December 10, 2019. Motion to adjourn made by Peggy Johnson Wiessner, second by Carl Al Drum. Meeting adjourned at 9:55am.

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held December 13, 2019, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Paul Specht; Carl Schoenecker; Al Drum; Peggy Johnson Wiessner.
Public Present: Marshall Reckard; Forest Jukich; Ramona Kubica; Cathy Weber; Eric Benn.

The regular meeting of the Presque Isle Zoning Committee & Plan Commission was called to order by Chairman Dick Hemming at 8:30 am at the Presque Isle Community Building. Motion to approve the agenda by Paul Specht, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the Regular Meeting held October 15, 2019 meeting, by Carl Schoenecker, second by Al Drum. Paul Specht requested clarification of Dick Hemming's comments in Item 5.B. The third sentence from the end of Item 5.B shall read, "Dick Hemming believed the petitioner seeking a zoning change should qualify for such change as a matter of right if the petitioner meets the conditions pertaining to the applied for district." As amended, all Aye.

Item 5.A. Carlin Lake Zoning Issue. Ramona Kubica reported on the Vilas County Board of Adjustment hearing held November 14, 2019 which was a judicially mandated reconsideration of the Board's previous denial of a conditional use permit to pump and transport water from the Carlin Club well. After a 6- hour hearing the Board re-affirmed its previous decision in a detailed decision dated November 18, 2019. The time period for appealing this decision expires December 13, 2019

Item 5.B. Changes to Sec. 901.3.2 . Paul Specht presented the committee with a detailed revision of Sec. 901.3.2 adding several requirements a petitioner for a zoning map change or Preferred Land Use Plan map change must meet before such change is approved. Carl Schoenecker wished to see how other towns such as St. Germain & Baraboo handled such change requests. Dick Hemming suggested the Wisconsin Town Association be consulted to review the suggested language. Marshall Reckard will facilitate Paul Specht's contact with WTA. Marshall Reckard also wanted the town's attorney to review the language. Any changes to the section would require a public hearing and approval by Vilas County also. This Item will remain on the agenda for additional consideration.

Item 5.C. Guesthouse Rentals . Committee generally discussed the current state of short-term rentals and the need for any more detailed oversight by the town of short-term rentals. Marshall Reckard felt nothing further was warranted by the town at this point. He will check with Vilas County on its regulation of short-term rentals.

Item 5.D. Organization of On and Off Water provision in the Ordinance –Al Drum submitted the beginnings of a new outline of our ordinance more clearly organizing provisions into on and off water sections. No substantive changes were made, sections were only re-positioned. Carl Schoenecker and Al Drum will continue work on this issue and the Committee will review the work done thus far.

Item 5.E. Comprehensive Plan 2020 Update. After review of the present Long Range Plan and consideration of the work involved in doing the mandated 2020 update, Carl Schoenecker moved and Paul Specht seconded a motion that an outside consultant be engaged to update all but the zoning sections of the 2020 Long Range Plan. All Aye.

Item 6.A. Preliminary Plat of Lots 18, 19, 19A of the Timberwolf Settlement, Natural Lakes - Vilas County proposes to reduce the three lots noted above into 2 lots numbered 1 and 2 on a proposed certified survey map numbered E4454CSM dated November 7, 2019 by Thomas A. Boettcher. Forest Jukich had some concerns about the size of wetlands but ultimately determined there was sufficient high ground and the proposed change improved adherence to the ordinance. Forest Jukich would like to see the ordinance require the submission of all lot size changes to the zoning committee, not only waterfront parcels as is now the case. This issue will be placed on the agenda for the next meeting. Peggy Johnson Wiessner moved approval of the preliminary plat, Carl Schoenecker seconded the motion. All Aye.

6.B. Boathouses. Marshall Reckard updated the Committee on proposed changes to Vilas County's ordinance on boathouses. A significant increase (to 720 sq. ft.) in the size of boathouses 35 feet back from the OHWM would be permitted on lakes over 500 acres in size in a proposal currently before the Vilas County Board. Currently boathouses are restricted to 300 square feet in size. Presque Isle had removed all references to boathouses from its ordinance, opting to defer to the County on this issue. In order to oppose this expansion, Presque Isle would have to again include boathouses in its ordinance and exclude the expansion provisions. This must be done prior to final action by the County or Presque Isle will be restriction in its jurisdiction over boathouses by NR 115. Paul Specht moved and Al Drum seconded a motion to re-establish former section 908.6 of the Presque Isle zoning ordinance dealing with boathouses and include a provision specifically excluding section 7.1(f) of the Vilas County ordinance permitting larger boathouses on large lakes. All Aye. A Public Hearing on this change will be set for the Committee's next meeting date, January 14, 2020.

Paul Specht advised that a meeting with Century Link concerning broadband issues in the Presque Isle area will be held at 9:00 on January 6 at the PI Community Building. The meeting will also involve the EDC Committee, Frontier and Natural Lakes representatives as well as Paul as a representative of the zoning committee.

Next meeting date set for Tuesday, January 14, 2020. Motion to adjourn made by Peggy Johnson Wiessner, second by Paul Specht. Meeting adjourned at 10:25am.

Respectfully submitted.

Peggy Johnson Wiessner, Secretary