

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held January 14 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Paul Specht (attending by telephone); Carl Schoenecker; Al Drum; Peggy Johnson Wiessner. Public Present: Marshall Reckard; Chuck Hayes; Jim Rein; Carmen Farwell.

Public Hearing, concerning the regulation of boat houses, scheduled for this date was not held due to insufficient posting. It will be held February 4, 2020 at 8:30 am with a regular meeting to follow.

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 with item 6.B. eliminated, by Peggy Johnson Wiessner, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the Regular Meeting held October 15, 2019 meeting, by Paul Specht, second by Al Drum.

Public Comment- Chuck Hayes updated the Committee on amendments to the size of boat houses which is currently before the Vilas County Board. An increase from the present maximum of 300 square feet to 720 square feet is proposed on lakes over 500 acres in size. Boathouses would be set back 35 feet from the high water mark. Several towns oppose this measure and Mr. Hayes argued Presque Isle should oppose it as well. Presque Isle currently does not regulate boathouses although it did in the past. NR115 does not apply to boathouses and Presque Isle is scheduling a Public Hearing to perhaps recommend that the town re-establish its ordinance and be more restrictive than the County. Vilas County will take action on its proposal on January 28, 2020.

Item 6.A. Jim Rein of Wilderness Surveying addressed the Committee on a land division of property involved with the transfer of ownership of the PI Pub. 4.13 acres of land on which the PI Pub sits was conveyed using a metes and bounds legal description from a survey made by Wilderness Surveying that had not been approved by the Zoning Committee. Discussion was had on enforcement mechanisms contained in our ordinance and whether a CSM would be required. Wilderness Surveying will complete the survey and will do a CSM if the legal description changes from that which has already been recorded. Forrest Jukich will review the survey and report to the Committee.

Item 5.A. Carlin Lake Zoning Issue. Carmen Farwell noted that a transcript of the November 14, 2019 rehearing before the Vilas County BOA still had not been completed. The County BOA upheld its previous decision denying a conditional use permit to transport water from the Carlin Lodge property. This decision will now go back to the district co informaturt for review and it is speculated an appeal might be imminent. The Lake Association is not a party at this point but has a filed a brief as an intervenor urging the court to uphold the BOA's decision.

Item 5.B. Changes to Sec. 901.3.2 . Paul Specht contacted the Town's Association attorney and was advised the town would have latitude to set whatever requirements it wished regarding requests for changes to zoning districts. He noted we currently no written procedure for requests to amend our zoning map. He presented a copy of the application used by Manitowish Waters which required most of the information cited in our ordinance. The Committee will review the form and will consider it as an action item at its March meeting.

Item 5.C. Organization of On and Off Water provision in the Ordinance –Al Drum & Carl Schoenecker submitted the beginnings of a new outline of our ordinance more clearly organizing provisions into on and off water sections and a section that pertains to both on and off water. No substantive changes were made, sections were only re-positioned. The Committee will review the work done thus far – up to section 902.9.4. They cautioned that there were differences between the printed ordinance and the town’s website and noted section 902.9.4 in particular to check.

Item 5.D. Comprehensive Plan 2020 Update. Marshall Reckard noted the consultant had been contracted to do the 2020 Update except for Section 12 which will be the responsibility of this Committee. This issue will be a future agenda item.

Item 5.E. Broadband. Paul Specht reported on the January 6 meeting with Century Tel on broadband concerns in the township. Representatives of the town board, the EDC Committee, Century Tel and a small number of citizens met to discuss unserved and underserved areas. A great deal of information on broadband basics was presented by Century Tel who will survey the township for problem areas and report back to the group, with cost estimates, at a follow-up meeting to be held on March 9 at 9:00 am in the Community Building. The discussion concerned the possibility of PSE and Cap 2 grants for needed infrastructure. This issue will be on the March agenda for follow-up.

Next meeting date was set for Tuesday, February 4, 2020. Motion to adjourn made by Carl Schoenecker second by Paul Specht. Meeting adjourned at 10:15am.

Respectfully submitted.

Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held February 4 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming (attending by telephone); Carl Schoenecker; Al Drum; Peggy Johnson Al Drum. Absent: Paul Specht. Acting Chairmen Al Drum opened the meeting at 9:24 am following the Public Hearing at the Presque Isle Community Building. Motion to approve the agenda by Carl Schoenecker, second by Peggy Johnson Wiessner. All Aye. Motion to approve the minutes of the Regular Meeting held January 14, 2020 meeting, by Carl Schoenecker, second by Peggy Johnson Wiessner. All Aye.

Public Comment- Marshall Reckard noted that David Lawrence from the consultant updating the 2020 Comprehensive Plan needs a member of the committee appointed as a contact person and he also wishes to meet with the Committee as a whole.

Item 5.A. Carlin Update. Nothing new to report.

Item 5.B. Sub-committee report – reorganizing on and off water ordinance categories. Al Drum and Carl Schoenecker submitted a second installment of their work up to Section 902.13.3. They will work with Lorine Walters to format their progress thus far so that it might more easily be reviewed by the Committee. This project will continue.

Item 5.C. Nothing has been submitted to the Committee. This item will remain on the agenda.

Item 6.A. After consideration of the testimony given at the Public Hearing, Peggy Johnson Wiessner made the following motion. The Committee recommends the Town Board amend the Zoning Ordinance to re-instate provisions governing boathouses (formerly Sec. 908.6) according to the present Vilas County ordinance, omitting any provision permitting boathouses larger than 300 sq. feet in size. Second by Carl Schoenecker. All Aye.

Next meeting date was set for Tuesday, March 10, 2020. Dick Hemming will again attend by phone. Motion to adjourn made by Peggy Johnson Wiessner, second by Carl Schoenecker. Meeting adjourned at 9:40 am.

Respectfully submitted.

Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held March 10, 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming (attending by telephone); Carl Schoenecker; Al Drum; Peggy Johnson Al Drum; Paul Specht. Public attending: Marshall Reckard; Dennis Lawrence, Executive Director of the North Central Wis. Regional Planning Commission. Acting Chairmen Paul Specht opened the meeting at 8:30 am. Motion to approve the agenda by Carl Schoenecker, second by Peggy Johnson Wiessner. All Aye. Motion to approve the minutes of the Regular Meeting held February 4, 2020 meeting, by Carl Schoenecker, second by Al Drum; Paul Specht abstained. Motion passed.

Public Comment- There was no public comment.

Item 6.A Dennis Lawrence presented an overview of how the 2020 Comprehensive Plan would be developed and updated. He plans to meet with the Commission every other month to address the nine chapters which will culminate in the updated future land use planning map. He reviewed the changes in the Town's demographics from 1990 to 2018 identifying major trends and ways in which the projections failed to materialize. Statistics regarding the town's summer population need to be added here. Public participation in the plan's development is statutorily required. The plan commission needs to recommend a method whereby the public will be involved. They favored adding a few individuals to the Commission during the development of the plan to broaden ideas and add differing perspectives to the process. Dick Hemming asked who exactly creates the plan? The Plan Commission must do this. Wisconsin is unique in that each community utilizes local control in designing plans. At its April meeting the Plan Commission will develop and recommend a Public Participation Plan (PPP) and will recruit individuals to serve on the Commission as it updates the 2020 Plan. Dennis Lawrence expects to attend the May Plan Commission meeting and review the Natural Resources and Housing chapters of the Plan.

Item 5.A. Carlin Update. There will be a hearing on March 27 at 1:00 for the Court to consider Vilas County's Board of Adjustment second ruling on this issue.

Item 5.B. Sub-committee report reorganizing on and off water ordinance categories. Al Drum and Carl Schoenecker submitted a third installment of their work which completes their review of the entire ordinance. They plan one more meeting before presenting a final work product to the Committee for its review. They made no substantive changes only changes to the organization of the ordinance.

Item 5.C. Nothing has been submitted to the Committee. Forrest Jukich, Presque Isle's Zoning Administrator will be asked to check up on this issue.

Item 5.D. March Broadband meeting was postponed to March 16. This will be on next month's agenda.

Item 5.E. Boathouse update. Marshall Reckard noted that Vilas County failed to pass changes to its boathouse ordinance which would have permitted larger boathouses. He requests that the Committee consider adding boathouse language to the Presque Isle ordinance similar to that which existed prior to NR115. This will be added to the Committee's next agenda.

Paul Specht distributed a draft of an application form that might be used to initiate a request for a zoning district change. It is similar to one used by Manitowish Waters but there are differences in section 4. This item will be placed on the April meeting agenda for possible action.

Next meeting date was set for Monday, April 6, 2020. Dick Hemming will again attend by phone. Peggy Johnson will be absent. Motion to adjourn made by Peggy Johnson Wiessner, second by Al Drum Meeting adjourned at 10:05 am.

Respectfully submitted.

Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Meeting Held June 17, 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming ; Carl Schoenecker; Al Drum; Peggy Johnson Al Drum; Paul Specht. Public attending: Marshall Reckard. Chairmen Dick Hemming opened the meeting at 8:30 am. Motion to approve the agenda by Paul Specht, second by Carl Schoenecker. All Aye. Marshall Reckard noted that agenda item 5.E has been acted upon by the Town Board at its February 6, 2020 meeting and the former boat house provisions of the Presque Isle ordinance had been re-instated. Motion to approve the minutes of the Regular Meeting held March 10, 2020 meeting, by Paul Specht, second by Al Drum. All Aye.

Chairman Hemming suggested we first set the next meeting's time and dates. It was agreed the next meeting would be Wednesday, July 15, at 8:30am.

Item 5.A. Carlin Update. Carmen Farwell gave the Committee a formal "thank you" for the support and receptive attention the Committee had given to the Carlin Lake Association's 5 year legal battle to oppose the Carlin Lodge's change of use zoning request to allow the pumping and hauling of water from the Club's well. The Carlin Lodge does not anticipate any further legal action "at this time."

Item 5.B. Sub-committee report reorganizing on and off water ordinance categories. Al Drum and Carl Schoenecker submitted a final 11 page installment of their work to the Committee for its review. Members will study this final draft and will discuss at the next meeting. Paul Specht suggested a table of contents which actually was included in this final draft.

Item 5.C Marshall Reckard informed the Committee that the septic issue was settled by means of an easement and no revision of lot lines was required.

Item 5.D. Paul Specht gave a report on the March 16 meeting of the Broadband Workgroup with Mark Scribner of Century Link. Attending the meeting were Cathy Weber, Dave Bogan, Nick Williams, Robert Zahn, Gay Plouff, Marshall Reckard, Dennis Roan, Bonnie Burnes, Brenda Dyre, Mark Scribner and Paul Specht. The ultimate goal of the group was to upgrade all 180 currently underserved living units in the town to 25Mbps. Two alternative plans were proposed. Plan B had an estimated cost of \$1.4 million of which the town would most likely have had to fund in excess of \$650,000. Plan A would cost an estimated \$400,000 and bring 25Mbps to almost all of the 180 underserved living units. The Town's portion would be about \$177,750 assuming a state grant of \$177,750. Service would be a fiber to node approach although final cost estimate would include a fiber to home estimate as well. Plan A was presented to the Town Board on April 2 and the Board authorized the Clerk to prepare a letter to Century Link stating the Town's interest in a joint application to Wisconsin for the broadband expansion outlined in Plan A and its willingness to provide grant matching funds for the cost of construction.

Item 5.F. Public Participation in the 2020 Comprehensive Plan. Committee endorsed the idea of expanding public participation in the planning process and suggested the following persons be contacted to see if they are willing to serve: Barb Peck, Pdte Cober, Eric Benn, Carmen Farwell, Max Wallace and Cal Johnson. These persons will not be members of the Commission but will give citizen input to the 2020 Plan.

Item 5.G. Incorrect agenda item. Public participation members will not be members of the Plan Commission

Item 5.H. Committee reviewed Paul Specht's proposed application form for a proposed comprehensive plan amendment. It was suggested the heading be revised to include "zoning amendment" in the title and box 4 under Analysis be revised to omit the words "by certified mail of said proposed change." Paul Specht made a motion to approve the form, as revised, and to send the form to the Clerk for final editing. Al Drum seconded. All Aye.

Item 6.A. Committee held a spirited discussion of whether chickens could be raised in an R-1 zoning district and whether the raising of chickens would constitute a "hobby farm." The general consensus seemed to indicate animals larger than chickens were required for a hobby farm. No final action was taken on this issue.

Marshall Reckard reminded the Committee that he wished them to consider the issue of "blight" within the township and requested that it be placed on the agenda for the next meeting.

Next meeting July 15, 2020 at 8:30am

Meeting adjourned at 9:50am on motion by Paul Specht, second by Peggy Johnson Wiessner. All Aye.

Respectfully submitted.

Peggy Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes July 15, 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming ; Carl Schoenecker; Peggy Johnson; Paul Specht. Absent: Al Drum. Public attending: Forrest Jukich; Barb Peck; Cal Johnson; Max Wallace; Eric Benn; Carmen Farwell. Marshall Reckard and Dennis Lawrence attended by phone. Chairmen Dick Hemming opened the meeting at 8:30 am. Motion to approve the agenda by Paul Specht, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the Regular Meeting held June 17, 2020 meeting, by Paul Specht, second by Al Drum. All Aye.

Item 5.C. Barb Peck, Cal Johnson, Max Wallace, Eric Benn and Carmen Farwell had agreed to serve as Public Participation members assisting the Committee to update the 2020 Comprehensive Plan for the township. Consultant Dennis Lawrence began an overview of the legislation mandating comprehensive planning and the 10 year updating process. He explained the scope of the plan and the 9 required Chapters that would be updated. The group had received drafts of the first three chapters. Chapter one, Demographics, was updated by the consultant. Chapter two, Natural, Agricultural, and Cultural Resources, should have had little change but the public group suggested several additional items that needed to be included. One was non-metallic mining that is done by the town and at least two other local excavators, Carl Wolter and Ben Peck. At least one lake, Lynx, over 200 acres, was omitted from the list of water resources. Barb Peck suggested that any lake with a lake association should be included and that the type of invasive species ought to be identified for each water that contains an invasive. The addition of State Natural Areas (Van Vliet Hemlocks, Catherine Wolter area, etc.) was also suggested as were buildings of historical interest such Bayview Lodge and Shanty Boy Cemetery. A section on the history of the town will also be added. Mr. Lawrence noted the most important work of the public group would be identifying the goals and objectives of each chapter. One overall goal would be added in Chapter two – the preservation of the town’s cultural history. In Chapter Three the group recommended adding a section on short-term rentals and, in particular, a goal & objective related to short-term rentals. The group thought that entry level and senior housing resources ought to be addressed. Information on off-water vs. on-water housing data would also be helpful. Eric Benn wanted to see any data on conforming vs. non-conforming housing units if that existed. Dennis Lawrence will revise Chapters 2 & 3 based on the above suggestions, and will distribute them along with Chapters 4 & 5 to the group prior to the September meeting. Dennis Lawrence also requested the town formally pass a resolution adopting a Public Participation Plan updating the 2020 Comprehensive Plan.

Item 5.A. This item tabled to the August meeting.

Item 5.B. Broadband update - Broadband group meeting July 22 will have a update next meeting.

Item 6.A. Blight – Mr. Reckard requested that this issue be taken off the zoning committee agenda. It is being addressed by other town and county ordinance provisions.

Presque Isle Zoning Administrator Forest Jukich asked for the Committee’s advice on a Van Vliet parcel that has been divided by a public road. This item will be placed on the Committee’s next meeting agenda.

Next meeting date: Wed., August 12, 2020, at 8:30 am.

Motion to adjourn by Paul Specht, second by Peggy Johnson Wiessner. Meeting adjourned at 10:12

Respectfully submitted: Margaret V. Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes August 12, 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Carl Schoenecker; Peggy Johnson; Paul Specht. Absent: Al Drum.
Public attending: Cal Johnson; Eric Benn; Carmen Farwell.

Chairmen Dick Hemming opened the meeting a 8:30 am. Motion to approve the agenda by Paul Specht, second by Dick Hemming. All Aye. Motion to approve the minutes of the Regular Meeting held July 15, 2020 meeting, by Paul Specht, second by Carl Schoenecker. All Aye.

Item 5.A. Discussion concerning the role of the Public Participation Plan members in drafting the 2020 Comprehensive Plan. Carl Schoenecker will see that digital copies of the 2010 Plan are available to the PPP members. Peggy Johnson Wiessner requested that the material in the first three chapters include demographics on the affect of the tourist population. Eric Benn agreed disruptive changes occurred when the summer population was included. The June 23 revision of the first chapters will be sent to the PPP members.

Next Meeting Date: Wednesday, Sept. 9, 2020 at 8:30. Dennis Lawrence will be present at that meeting.

Item 5.B. No action was taken on this item. On agenda for next meeting

Item 5.C. Broadband update - Paul Specht updated the Committee on the new broadband contact for Century Tel – Jeremy Sisko who works out of the Rice Lake Office. Paul noted Mr. Sisko seemed very well informed of the process for updating Broadband services but had little knowledge of what the situation was with respect to Presque Isle in particular. The process seems to favor installation of fiber optics directly to each home rather than to nearby nodes. This is by far the more costly approach. Sisko promised a cost estimate for each method and a project plan for what the town needs to do moving forward within the next 12 to 14 days. The Committee noted that the Broadband issue needs to be fitted into the 2020 Plan. Committee also acknowledged there needs to be better mapping of our township with regard No action taken on this item Broadband service.

Item 6.A. No action taken on this item. On agenda for next meeting.

Discussion of changing the time for Committee meetings. Evening meetings suggested. No decision reached.

Motion to adjourn by Paul Specht, second by Carl Schoenecker. Meeting adjourned at 9:28.

Respectfully submitted: Margaret V. Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Sept. 9, 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming; Carl Schoenecker; Peggy Johnson; Paul Specht; Al Drum. Public attending: Cal Johnson; Eric Benn; Carmen Farwell; Barb Peck; Marshal Reckard. Dennis Lawrence attended by phone.

Chairmen Dick Hemming opened the meeting a 8:30 am. Motion to approve the agenda by Paul Specht, second by Al Drum. All Aye. Motion to approve the minutes of the Regular Meeting held Aug. 12, 2020, by Paul Specht. Carl Schoenecker questioned the reference to Eric Benn's comment in Item 5.A. That sentence shall be changed to read, "Eric Benn agreed that changes brought about by the increased summer population should be considered." With that change - all Aye.

Item 5.A. Dick Hemming commented on whether we should continue Chapter by Chapter review of the Plan or allocate more time and attention to the more substantive Chapters, zoning for example. His goal was to bring more Committee engagement into the process. Dennis Lawrence explained that 9 Chapters were mandated by the State but the process could be altered. The first 5 Chapters are largely factual. Eric Benn provided additions and corrections to Chapters 4 & 5. Paul Specht also provided updates to Chapter 4. Barb Peck noted the Parks & Recreation Committee's recently updated bi-annual plan should also be utilized. Economic development & zoning would be addressed in November. Those topics would provide more input from the Committee & the Public Participation Group (PPP). The goal is to have an entire draft completed by January, 2021 and a final by March, 2021. The Committee & PPP will discuss Goals and Objectives for the first 5 Chapters at the October meeting.

Next Meeting Dates: Tuesday, October 6, 2020 at 8:30. November's meeting will be Tuesday, November 1, 2020. Dennis Lawrence will be present at the November meeting.

Item 5.B. On and Off Water Ordinance Categories – Marshal Reckard questioned the removal of the Preamble to Chapter 908. Al Drum stated that the Preamble was re-located in the Chapter and actually re-stated in more than one section. Marshal Reckard also questioned the treatment of wetlands and impervious surfaces both within the shoreland district and without the district, both on and off water. It was clear that confusion exists on those topics. Al Drum & Carl Schoenecker will review and update those sections for our next meeting. Committee may then wish to schedule a special meeting to review the changes to this reorganization in detail. Lorine Walters is working on assigning new section numbers to this revision.

Item 5.C. Broadband update - Paul Specht shared a letter he had received Sept. 8 from Jeremy Sisko of Century Link informing him that Century Link was not interested in participating with the town in pursuing grants for the Broadband expansion plan originally developed by Mark Scribner of Century Link and the town. They are no longer engaging in fiber-to-node projects in favor of fiber-to-home projects. Costs to deliver fiber-to-home broadband to each living unit within the town could be \$5,000/unit or beyond. He was also informed that the decision to apply for grants for fiber nodes in the Frontier Lakes area was deferred to 2022. That does not mean Century Link has committed to the project – only to consider it. Paul Specht will seek more clarity on these issues from Century Link.

Item 6.A. No action taken on this item. Our ordinance Section 902.9.3 appear to answer the question posed.

Motion to adjourn by Paul Specht, second by Al Drum. Meeting adjourned at 10:22.

Respectfully submitted: Margaret V. Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Oct. 6, 2020, 8:30am, Pipke Park Pavilion

Members Present: Dick Hemming; Carl Schoenecker; Peggy Johnson; Paul Specht; Al Drum. Public attending: Marshal Reckard.

Chairmen Dick Hemming opened the meeting a 8:30 am. Motion to approve the agenda by Al Drum, second by Carl Schoenecker. All Aye. Motion to approve the minutes of the Regular Meeting held Sept. 9, 2020, by Paul Specht, second by Al Drum. All Aye

There was no Public Comment.

Item 5.B. Broadband Update. Paul Specht reported that Century Link is continuing to work on a cost proposal for fiber to home service for Presque Isle. They had requested information on the number of living units in the township. We are awaiting further information from Century Link and are anticipating this to be a big project with and equally big cost. Cathy Weber informed Paul Specht of a Pilot Program for Broadband technical support initiated by Wisconsin's Rural Prosperity Office. Only six towns will be a part of this program and applications were due by September 30. Presque Isle has joined the program and Cathy Weber is listed as the town's contact employee. Paul Specht also noted that Boulder Junction's broadband project with Century Link might be in jeopardy. There is some concern that Century Link might not meet the CAP funding guidelines. Nothing is definitive on this yet.

Item 5.A. On and Off Water Zoning Reorganization. Al Drum and Carl Schoenecker discussed changes to the impervious surfaces provisions of our our ordinance resulting from Vilas County's treatment of impervious surfaces within 300 feet of water. This complex topic led to Committee discussion of the revised Table of Contents dated August 8, 2020 proposed by Al Drum and Carl Schoenecker. It became apparent that concentrated Committee attention on this reorganization will be needed. Suggestions were made to re-name some sections and re-order certain sections to achieve uniformity in both on-and off-water categories as far as possible. Al and Carl will rework the Table of Contents and a special meeting devoted exclusively to this reorganization was scheduled for Tuesday, November 17, 2020.

Next meeting dates: November 10, 2020 – Comprehensive Plan Update only. Ordinance Reorganization only on November 17, 2020.

Motion to adjourn by Peggy Johnson Wiessner, second by Carl Schoenecker. Meeting adjourned at 10:10.

Respectfully submitted: Margaret V. Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Nov. 10, 2020, 8:30am, Presque Isle Community Bldg.

Members Present: Dick Hemming; Carl Schoenecker; Peggy Johnson Wiessner; Paul Specht (by phone); Al Drum. Public attending: Carmen Farwell; Eric Benn; Dennis Lawrence (by phone).

Chairmen Dick Hemming opened the meeting at 8:30 am. Motion to approve the agenda by Carl Schoenecker, second by Al Drum. All Aye. Motion to approve the minutes of the Regular Meeting held Oct. 6, 2020, by Al Drum, second by Carl Schoenecker. All Aye

There was no Public Comment.

Item 5.A. Discussion on Revisions to Chapter 2 – 2020 Comprehensive Plan. Dennis Lawrence reviewed changes he made to Chapter 2 as a result of input from the Committee. Additional material on Natural Resources was added to page 14; Table 9 added all lakes within the township over 200 acres and a goal regarding the identification and protection of Cultural Places was added. Carmen Farwell questioned the role of the LWCA (Last Wilderness Conservation Association) which was a local land trust administered by volunteers that ceased operations in 2019. Hundreds of acres of land were put in permanent conservation status and development restrictions were imposed on additional hundreds of acres. All the land held by the LWCA was turned over to the professionally managed Northwoods Lake Trust out of Eagle River in 2019. Information on LWCA will be added by Peggy Johnson Wiessner. Additional questions and corrections concerned references to non-metallic mining; groundwater resources, particularly protections for the extraction of water; information on the Town's Lakes Committees and reference to the Town's Parks and Recreation Committee. Map 5 was also noted as needing revision. The public recreation areas need to be identified and included in Map 5.

Dennis Lawrence then reviewed the timeline for completion of the Plan noting our next meetings on the Plan will be in January and February with a final draft hopefully in March, 2021. Paul Specht raised a concern that the Committee have an opportunity, without the consultant, to discuss and set goals and objectives at a separate meeting prior to finalization of the Plan. The Committee endorsed that suggestion and will plan for such an opportunity.

Item 5.B – Chapters 6 & 7 of the 2020 Comprehensive Plan. Paul Specht questioned whether there will be revisions to Chapters 3 & 4. Dennis will submit these along with all the updates prior to the final March review. Paul Specht will add information on the bike trails to Chapter 4.

On Chapter 6 Carl Schoenecker questioned the accuracy of the worker inflow/outflow chart on page 53. More recent statistics on the ALICE project will be included and revised language on the page 49 regarding the history of the town after logging will be added by Eric Benn. Lack of Broadband should be added as a weakness on page 51 and the "disruptive" aspects of short-term rentals should be addressed. Al Drum and Paul Specht both noted changes were needed in the Goals and Objectives section. There needs to be more emphasis on what we will actually do versus statements of broad

intent. Paul would include the strategies we will employ. Eric Benn added a 5th objective concerning short-term rentals.

Comments on Chapter 7 included a questions on the acreage value of woodland and waterfront on page 60; correct item 9 under objectives on page 69; update information on the review procedure for amendment to the 2020 plan and add the LWCA and Northwoods Land Trust information to page 67. Information on Cluster Development needs to be revised also since that seems inappropriate to the Presque Isle reality.

Next meeting dates: December 8, 2020.

Motion to adjourn by Peggy Johnson Wiessner, second by Carl Schoenecker. Meeting adjourned at 9:55.

Respectfully submitted: Margaret V. Johnson Wiessner, Secretary

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes Dec. 8, 2020, 8:30am, Presque Isle community Center

Members Present: Dick Hemming ; Carl Schoenecker (by Phone); Peggy Johnson; Paul Specht (by Phone); Al Drum. Public attending: Marshall Reckard. Chairmen Dick Hemming opened the meeting a 8:45 am. Motion to approve the agenda by Al Drum, second by Paul Specht. All Aye. Motion to approve the minutes of the Regular Meeting held Nov. 17, 2020 meeting, by Al Drum, second by Paul Specht. All Aye.

Item 4 Public Comment - Marshall Reckard addressed his concerns with the section on “Setbacks & Height Requirements” beginning at the bottom of page 3. Under “Lot Line Setbacks” at the top of page 4 he stated the words “the limits of the platted village and” should be struck, leaving only a reference to the Community Building District. Under “Road Setbacks” the term “Public” roads should be changed to “Presque Isle Town roads.”

Item 5.A. Re-Organizing On and Off Water Sections of the Ordinance – General discussion of the November 30, 2020 version of the ordinance prepared by Al Drum and Carl Schoenecker. Paul Specht noted we need to take a more “holistic” view of what our ordinance accomplishes. In many areas you have State, County and finally Town requirements all weighing in on the same issue. In some areas the State has “dropped the ball” and more local restrictions, where permitted, need to be considered. There were questions regarding the Town’s jurisdiction on several issues. For example, Marshall Reckard asked whether anyone checked with Vilas County regarding off-water wetlands. Confusion on the organization of the ordinance continued to reign supreme. Marshall Reckard observed that most of the zoning ordinances were organized by zoning district and not by on or off water categories. Vilas County controls the majority of shoreland zoning issues and seldom addresses issues in off-water areas. But Paul Specht reminded us that NR115 allows the Town to be more restrictive in certain areas. As discussion continued Carl Schoenecker suggested it was becoming more obvious that our entire zoning ordinance needs to be streamlined, starting with a “clean slate” and only addressing those issues wherein the Town had serious reason, and jurisdiction, to go beyond State and County restrictions. Al Drum was convinced a “full re-write” was called for and he offered to continue working with Carl Schoenecker toward that end. Paul Specht urged them to “take their time” and Peggy Johnson Wiessner emphasized that only those significantly important areas in which the Town had an interest in deviating from State and County restrictions should be included. Dick Hemming concluded that no motion was needed to pursue this new approach and discussion on this topic was ended.

The January meeting will focus on the final chapters of the 2020 Comprehensive Plan and will include Dennis Lawrence and the PPP group. Paul Specht reminded everyone we may need a separate meeting to develop realistic, concrete goals for each Chapter of the Plan prior to completion.

Nest Meeting is January 12, 2021 at 8:30 am.

Motion to Adjourn by Paul Specht, second by Al Drum. Meeting adjourned at 9:40am

Respectfully submitted by Peggy Johnson Wiessner, Secretary.

