

**Planning Commission Meeting
Sept 8th, 2011 7:00 pm**

Commission Members:

Ray Kiewit, Susan Keachie, Joni Brooks, Fred Schlicting and Max Taubert.

Town Board Member: Yvette Fleming

Members of the Public:

Dennis Edwards, Mike Coughlin, Jeanette and Ray Jones, Karen Novachek.

Minutes

Max made a motion to approve the minutes from the August meeting, Fred 2nd and all were in favor.

Updates:

Joni gave a short recap of the meeting with JJR, LLC at the Marina preceding the meeting. Joni, Susan and Fred had met briefly with them before the meeting. They are a firm that has been hired by the community of LaPointe to come up with a plan for a new harbor area. Joni had attended a meeting at LaPointe and was impressed with their skills. Ray proposed that Joni and Susan make a presentation at the Sept. Town Board meeting and perhaps have them make a presentation to the Town on the abilities that they have to resolve some of the issues at the waterfront. He will contact Bill to get it on the Agenda.

Ray also proposed that since the Agenda for tonight's meeting is so extensive that we postpone more discussion on the Class Action Rezone until our next meeting.

Preparation for the Special Town Meeting scheduled for 9/15/11

Ray presented a formal apology to Mike Coughlin for indicating that there was no record of a response from the Marina Committee to questions asked by the Plan Commission during the meetings considering the Land Exchange Proposal. In gathering the Minutes and letters relating to the Land Exchange Susan found a copy of a letter answering most of the questions with opinions from the Marina Committee.

Ray then asked Mike if he could recap the purpose of the Citizens for Honesty in Government for calling for the Special Meeting. Mike stated that they are requesting that the Town Board reconsider the Land Exchange based on several issues:

- They feel that the Plan Commission did not do its job by not making a recommendation to the Town Board
- They feel it was the Plan Commissions job to answer questions regarding the value of the parcels of land being exchanged and that this was not done.
- They want answers to why the vote, from their perspective, was pushed through at the Annual Meeting instead of giving more time to investigate issues surrounding the exchange.

Discussion followed. Plan Commission response was

- Once the clouded title was exposed, it became difficult for the commission to make a recommendation
- that the costs and accuracy of an appraisal of the 2 properties was in question
- A joint Public Meeting between the Plan Commission and Town Board (see notes from March 30-2011) was held to discuss how to proceed. Since the issue had gotten so complicated it was thought that the Public should have a say in how to proceed and a majority of Town Board members polled agreed to present it to a vote at the Annual Meeting.

Breakwater access proposal

To preface this discussion Ray read aloud an email from the Town Chairman clarifying the role of the Plan Commission in reviewing issues that come before it.

From an email of 8/29/2011:

“As a general statement it seems to me that the PC's principal duty is to gather facts pertaining to the appropriate use of land within the Town. As a subset of that, it is the PC and everyone else, official or not, to make known their concerns that the Board should consider.

Staying with the Breakwater, the duty is to respond to the Board and say that a recreational use of the Breakwater, in the considered opinion of the PC, is or is not a good use for Town property. And in doing so, say that there are concerns for design, maintenance, safety, and all the other considerations you come across in your fact finding and deliberations. But it is not, to my mind, necessary that you provide solutions for all the considerations. Helpful suggestions yes, but not as a matter of duty.”

Yvette responded to questions posed by the Plan Commission at last month's meeting.

The Town will be responsible for maintaining the **walkway portion** of the breakwall. The Corps of Engineers will maintain the basic structure.

The Coastal Management Grant has been awarded and funds must be spent and the project completed by July 12, 2012.

Max had talked to Marge Ogren of Port Wing and a walkway along the breakwall is part of the new plan for the Port Wing Marina.

Ray reviewed several sections of the Comprehensive Plan Objectives that might help the Commission arrive at a recommendation to the Board concerning the Breakwall:

- Under the Utilities and Community Facilities Element, page 5-6 and 5-7 of the Comprehensive Plan: Section 5-10: Item 10.2.5 – Utilities and Community Facilities Goals and Objectives:
Goal: Ensure adequate provision of public services
Objective: Enhance the maintenance of existing public recreational lands, trails and facilities in the Town by:
 1. Preventative and vigilant maintenance of structures, amenities and space in the Town's boat landings, marina, campground and parks.
Policy: Support measures for recreational development.
- Under the Land Use Element of the Comprehensive Plan, page 9-7
Goal: The Town will thoughtfully consider growth and development in the Lake Superior harbor area.
Objective: To allow the marina and retail areas to develop as needed to provide for demand.
Policy: Consider State and Federal programs for funding when examining options for marina and waterfront growth.

Joni made a motion that the Plan Commission recommends to the Town Board that creating access for recreational use of the Breakwall. Fred 2nd the motion and all were in favor.

Issues that the Town Board should consider are:

- **Costs now**
- **Maintenance costs for the future**
- **Necessary safety precautions including signage**

Tree and Brush Clearing around the airport runway

The Comprehensive Plan under the Transportation Element, Section 4.12.2 states as an Objective:

Objective: Continue to provide airport service.

Policy: Promote the airport to aviators and aviation groups.

Policy: Promote the airport in recreational, tourism, and economic development promotional materials.

Policy: Recommend extension of the length and width of the runway to improve safety.

Policy: The airport will be designated as a public airport.

According to this objective, Ray, Bill Sloan, George Lazorik and Tim Kaseno met at the airport to evaluate the site for becoming a Public Airport. George lends his expertise from an excavating and lumber use perspective. Tim is an accomplished pilot and was brought in for his knowledge of airports. To meet the State of WI. Requirements for Public Airport designation some clearing needs to be done to bring the runway into compliance. The runway itself is adequate. It is the approach ends and the verges that do not meet minimums. We need to clear vegetation 150 feet either side of the runway centerline. We also need to clear the Northeast approach end of the trees and clear an approach path out to approximately 1000 feet from the end of the runway and 150 feet either side of that approach path.

Susan made a motion that the Plan Commission support efforts to reclassify the Cornucopia Airport from Private to Public and noted in the Comprehensive Plan. Joni 2nd the motion. The motion was approved with 4 in favor and 1 against.

Ray Jones Land Acquisition Proposal

Ray Jones, a property owner at Siskiwit Lake has made a proposal to buy a 3.5 acre parcel of Town owned land connected to the Town Campground but on the other side of the road. Ray believes that it is Town policy not to sell public lands but will check that out. Ray would also like to set up a time to walk the property with Mike O'Bryon, Town Supervisor in charge of the Parks and Land Committee. Karen Novachek, a neighbor of the Jones was in attendance to show support for the sale.

Discussion: all were in favor of a condition on the sale that proceeds would go to improvements at the Town Campground. Ray noted that he believes the start of Lost Creek II comes from within that piece of land. State Statutes applying to the sale of Public Land need to be referred to and it could be that the land would have to be put up for bid if a sale was considered. Approximate value of the land under discussion would be determined. Consideration of the sale will continue, but the Commission needs more direction from the Town Board. Ray will ask that the request for more direction be put on the September Board meeting agenda.

Marina Land Lease Dominion

Andy Peterson, representative of the Marina shop owners was not present. Ray had done some digging but leases for the Marina area were not readily available. Of the old leases that he could locate, no building footprints were shown.

Discussion: leases should be available at the Community Center as a matter of Public Record.
Some considerations for leases going forward would be:

- Proof of liability insurance
- A footprint describing the leased area
- A Standardized lease form for all properties under lease at the Marina

Fred made a motion to adjourn the meeting, Joni 2nd and the meeting was adjourned at 9:20 pm.

The next meeting will be on Thursday October 6th at 7 pm at the Community Center