

Minutes from March 11, 2024 Advisory Committee for the Alexander Property.

Committee members in attendance: Michael Brooks, Sheehan Donoghue, Will Maines, Deb Seeger and Shane Zaruba. Jona Eliason Plum Lake Town Board Representative was in attendance.

Guest: Chuck Rasmussen

Agreed we need to verify posting as this is an open meeting.

Group appointed Shane Zaruba chairperson on the committee.

Shane read the goals and objectives that were given to the committee from the board. We agreed the scope was okay.

There was no budget assigned to the advisory committee, Sheehan proposed we ask the board for \$500 towards office supply, etc, to function as a start up in case needed. This will need to go on the board agenda for approval of \$500. funding for start up if needed.

Discussion on the committee needs to work with Sam Wessel from North Central Wisconsin Regional Planning Commission (NCWRPC) – to complete the land use agreement for the Alexander Property which was to be chapter nine in the approved Comprehensive Plan. Plum Lake is obligated to finish the agreement, there is approximately \$2000 left in the original agreement.

The Advisory Committees short term goals should be compatible with the long term goals of the plan.

Shane asked Will for brief history of the property. Approximately 40 acres the town purchased from the Alexander Foundation. The section for the retention pond on the corner of Froelich Dr and Whispering Pines was donated to Plum Lake. Discussion if there are any restrictions on the deed for the 40 acre portion Plum Lake purchased. Kim Lechner, town clerk gave Shane a copy of the purchase documents. He will send a copy to all committee members to review before our next meeting.

Discussion on the intention of the property. Some items discussed was a recreation path (could be handicap or basic walking path), development of property, growth in the area and residential dwellings.

Chuck Rasmussen advised the previous planning committee was looking at mid-range housing and other potential development.

Committee needs to verify exactly what Plum Lake owns, exact acreage, and if there are any restrictions before moving forward.

Shane asked each committee member their thoughts on what should happen with the property.

Mike – get property on tax rolls, possible sell to private parties, need for roads, infrastructure and possible commercial use.

Sheehan – develop public trails (walking), provide some form of housing, encourage business development, maybe start with four to six housing units; looking for medical, groceries, banking for access to people living here. Consider what else would get people to live here and stay here.

Will – Hwy N to Smith Street have five – two acres lots with drives off Froelich, senior housing, and business expansion.

Jona – only piece of property in Plum Lake zoned for business, available property for businesses to purchase to create retail and other opportunities.

Deb – need to do this right for infrastructure so complies with regulations. Understanding no additional drives permitted on Hwy N, road access on Froelich once that road complies with regulations. Need for senior housing, not low income, comments similar to Sheehan's.

Chuck advised the need for 66' right away and proper placement of edge along Froehlich, which currently is not in compliance.

Shane – short term look at walking trails, verify topography, review potential of limited logging for some revenue.

Sheehan commented the Lakes Committee was looking at going on the property to harvest balsam and spruce trees for their lake project. Not sure on status.

Discussion on need to know the property, inventory property and determine what is harvestable. Sheehan will contact the county forester to come and look, to get a rough estimate in writing. Will will discuss with a contact he has within the DNR for his perspective and come back with something in writing so we can compare. Plan for both to complete this before our next meeting.

Shane agreed housing for those full time people is needed and business will come. Not looking at rental or seasonal property. Another option is to look into Cooperative Housing, creating a criteria to live there. Not sure on legality of a cooperative versus housing authority. St Germain had a housing authority and its now contracted out.

Going to low income housing, town loses say of what can happen with property. Want to keep our values, discussed ownership and shareholder options.

If the town was to sell the property they should have strict conditions of the sale to retain some control. Last summer Three Lakes did something similar to what we are talking about. Deb will research if she can find the article that was in the Vilas News Review. Remembers Swiderski's were involved with this. If she cannot find Sheehan will research News Review archives and talk to a contact she has in Three Lakes.

For our next meeting each of us should put together our further thoughts on what we would like to see with the property, short term and long term; taking into consideration deed restrictions.

Shane will scan the deed and send to each of us for review.

Next meeting will be on Wednesday, April 3, 2024 at 4:00 PM here at the town hall.

Sheehan motioned to adjourn at 6:45, Mike second.