

Minutes from April 3, 2024 Advisory Committee for Froelich Drive Property

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

There were no guests present.

Meeting called to order at 4:02 PM.

Motion to approve the minutes from the March 11, 2024 meeting was made by Shane Zaruba and second by Mike Brooks. Motion passed.

Shane explained the town board approved \$500 from the agreement with NCWRPC to be used for any start up costs we may have and approved our name as “Advisory Committee for the Froelich Drive Property.”

Will Maines advised he did have a discussion with Jim Wetteral from the DNR on the Froelich Drive property. Jim is not permitted to do an analysis for non-DNR property.

Shane had a discussion with Sean Davison from the DNR Eagle River office. He is willing to meet with us and complete a walk through of the property. He is available Monday thru Thursday in the mornings. Sean can point out options with the land such as harvest-able trees, other options for the land, etc.

This contact was a result of Shane completing a Forestry Assistance Locator from the DNR in Vilas County and indicating what we could potentially be looking at on the property. The database then gave Sean Davison as a contact.

Shane provided us a copy of an excerpt from planning committee minutes from August 18, 2023 regarding discussion on zoning from Vilas County on the property.

Will advised Wetteral advised we may be better off getting in touch with commercial fire wood providers for their opinions on the property.

We discussed with the deed restrictions we will be unable to come in off Highway N and the best potential option would be an extension off Smith Street. That could be the entrance into the property with commercial businesses located along Froelich Drive.

Need to find out if the town crew has basic equipment for making a trail for us to walk in and evaluate the land. Jona advised Kevin and Jeremy should be asked.

Deb advised John Richter from lakes committee is still looking to go in to take balsam and spruce trees for use in the lakes. Question if this needs to be done when lakes are still frozen. Requires a discussion with John or Bob Jackson?

Need to see if Sheehan was able to find anything out from her action list and Will's other source.

Discussed when we need to meet with Sam from NCWRPC to complete outstanding issues from the original agreement. Maps need to be reviewed and eventually become part of the Comp Plan with a

summary report. Decided to wait until after our meeting with Sean and then touch base with Sam. Looking at one in person and one zoom type meeting.

Reviewed what we thought were limitations on septic and water on the property. From past planning committee meetings believe to be 1.5 acres lots for one family houses.

Commercial property smaller lots and use drain fields.

Along highway N not develop-able need to clarify 50' or 60', with protective covenants for green space. Is the existing bike trail along the south side of N in the green space? Does anyone know where there are existing survey markers? Will need to go to county website to verify right away and exact distance.

Concern on elevations and if land would be suitable for winter activities? Mike advised LiDar flight to get topographical images, thought they are updated every other year. Aerial views every five years. He will get more information on this.

Plum Lake determines zoning to present to county, commercial versus residential or general business. If rezoned could we put restrictive covenants on the property for future development.

Is there any advantage to break the 38 acres into two parcels? Could it be one smaller business development area and a larger parcel residential?

Can Plum Lake designate intent of single family dwellings? Town electors would need to approve as well as approve sale of the property.

Key is the need to do a walk through of the property. Need to meet with Sean first. Discussed two options for Shane to see if Sean is available being Tuesday, April 16 or Thursday, April 18, either at 9:00 AM.

At 5:10 PM Mike motioned to adjourn, Shane second. Approved.