

Town of Plum Lake Planning Committee August 18, 2023

Meeting called to order at 1:04 PM by committee chair, Chuck Rasmussen. Present: Shane Zaruba, Deb Seeger, Ida Nemec, Don Novak, Sheehan Donoghue. Guests: Vilas County Zoning Dave Sadenwasser, Libby Scott, Dan Lemke, Laurie Zaruba, Randy Vandenberg, Vicki Bandosch, Town Chairperson Jackey Postuchow.

Meeting was duly posted at the Town Hall in Sayner, US Post Office in Sayner, WERL- WRJO radio, Vilas News Review and the Town of Plum Lake website.

Citizens comments: Libby Scott expressed her disappointment in the previous planning committee meeting but was grateful that the town board made the effort to correct the planning document regarding ATV/UTV usage. She noted that the Rec plan should be edited to go along with the comprehensive plan. Chuck explained that the planning committee completed the comprehensive plan, signed the resolution and forwarded it to the Town Board. It is now up to the town board to make any changes.

Randy Vandenberg and Vicki Bandosch, full time residents from Star Lake, offered their help with the bike path study. Chuck said there will be workshops beginning in mid- September to share ideas for the bike path.

Minutes from the August 7th planning meeting were reviewed. Chuck noted an error in the fourth paragraph that should read democratic not demographic. Deb made a motion to approve the minutes with the correction. Second by Sheehan. Motion passed.

Chuck introduced Dave Sadenwasser, zoning administrator from Vilas County Zoning. Dave reported that Vilas County is in the process of completing a Comprehensive Plan that is expected to be completed by October. He said that the Comprehensive Plan provides guidance for future land use. Every town and county is required by state statutes to develop a comprehensive plan to determine how they want to see land used long term. Town and county plans should match. The county defers to the town's land use designations when giving permits. He noted that there are a few white spaces on the current Town of Plum Lake map that are not designated. He encouraged the town and committee to work together to determine how they would like to see these spaces used whether residential, commercial, or forestry. If the spaces are blank on the map, the county awards permits based on nearby land use designations.

The committee asked for direction in presenting options to the town for use of the acquired Alexander property. The committee was looking at housing, commercial lots or medical facilities while preserving our natural resources and small-town feel. Dave noted that we usually see commercial development along the highway; 155, N, G or K. Commercial properties would be grocery stores or gas stations that are on smaller lots and do not need large septic / drain fields. Multifamily lots should be one and a half acres especially in areas where septic systems are used. There is concern that land for septic systems will be used up in the next 10-20 years. He cautioned that in an area with too many septic systems the DNR gets involved and it could cost \$500,000- \$750,000. Medical facilities require larger septic systems. An option is

restrictive covenants to control development. Dave said to consider all options and start a list of what we would like to see and what we do not want. As we consider the land use plan we need to look 20 years ahead. We do not need to make use of the entire property. He warned that making a change in zoning is a long and costly project. Some considerations discussed were to use half of the property for housing, and additional space for commercial developments such as a clinic and grocery store. Options for the deep ravines were the possibility of making a winter recreational space or filling in the ravine for development, which would be costly. Dave noted that single family residential is most restrictive. He provided a table showing all land use designations and restrictions for each type. Dave said that he would meet with us as we move along in our plan.

Draft Town Comprehensive Plan: Sam Wessel of NCWRPC (North Central Wisconsin Regional Planning Committee) is working on a basic outline for the land use plan. After we meet with WEDC (Wisconsin Economic Development Corporation) and SCS (Swiderski Services) and other land developers we will have some ideas of how to proceed.

Public Hearing: Two sets of minutes from the public hearing will be added to the Comprehensive Plan, a summary of the hearing from the town clerk and a more complete set from the committee minutes.

Deb Seeger offered to provide a summary sheet of the Goals and Objectives from each chapter of the Comprehensive Plan so we know where to focus.

Shane made a motion to approve posting the Hiking and Biking Circulation Study and the Alexander Property Land Use Plan on the town's website. Second Deb. Motion carried.

TAP (Transportation Alternate Program) Chuck reported that Jackey Postuchow is the third member of the team to search for a consultant for the Bike Path Study. 16 firms were contacted. The deadline to respond is August 29th. The selection committee will then select the top three firms and forward the names to the Department of Transportation (DOT) for final selection. Once a consultant is selected, workshops will begin to create a wish list and ideas.

Sheehan brought up the need for a crosswalk for access to the playground. Chuck reminded the committee that the extended bike path/crosswalk were part of the TAP grant and asked that we wait until the study is complete. Sheehan expressed frustration in waiting until spring when there is a critical need now. Jackey Postuchow, town chair assured Sheehan that the safety of our children is important, and something will be done.

Discussion on the proposed timeline for the Alexander Property was tabled until the committee has time to review it in depth before publishing.

Budget: Chuck will work out a draft budget plan for the next meeting.

Deb made a motion to adjourn. Second by Shane. Meeting adjourned at 3:25

