

**Town of Bayfield
Regular Plan Commission Meeting Minutes
Monday, May 8th, 2017 5:30 PM**

Meeting was posted on Tuesday, May 2nd, 2017 at the Bayfield Town Hall, the Town of Bayfield website, and sent to the Ashland Daily Press Meeting notices. Plan Commission members present were Jack Beagan, Robert Meierotto, Robert Feyen, Karen Boutin, and Demaris Brinton as well as Clerk Kelly Faye. Nancy Bussey was excused. Fred Erickson was absent but entered later in the meeting. Fifteen members of the public were present. Chairman Beagan called the meeting to order at 5:30 PM.

Reading and approval of minutes of Plan Commission Meeting of April 10th, 2017: A motion was made by Boutin, seconded by Brinton, to approve the minutes. Motion carried.

Discussion and identification of items for future agendas: None.

Communications and Correspondence: None.

Public Comment: None at this time.

Old Business

a. Update on progress in development of poster-style version of Comprehensive Plan and discussion and possible action on setting up work session meeting and/or public hearing date: None.

b. Update from Business Park Promotion Sub-Committee Meeting: None.

New Business

a. Discussion and possible recommendation to Bayfield Town Board regarding application for Class B Conditional Use Permit from Richard and Janet Dale, Jon Dale-Agent, for a farm winery, with on-premises and off-premises signage as allowed by ordinance, on 30-acres located at 87080 and 87090 Valley Road, Zoned Ag-1. Legal Description: N³/₄, SE¹/₄, Sec 4, T50N, R4W. Tax ID# 37494: Applicant Jon Dale was in attendance and available for questions. A motion was made by Boutin to recommend approval of the application. A question was raised by Tom Galazen regarding the intended hours to be open to the public for retail sales during the summer. Dale responded that they will be open during berry season with regular daytime hours. Brinton suggested that the project would be beneficial to the town. Brinton seconded the motion. Motion carried.

b. Discussion and possible recommendation to Bayfield Town Board regarding application for Class B Conditional Use Permit from Arnold and Patricia Carver, John and Mary Thiel property buyers/agents, to build a sporting goods/clothing store, event center, bar, microbrewery, and trails, as well as an on-premises sign, located on 36.53-acres off County Hwy J, Zoned R-RB. Legal Description: Lots 8, 16, 17, 18, 19, 20, and 21 of vacated plat of Lake View Heights in V. 665 P. 428, Sec23, T50N, R4W. Tax ID#5896: Applicants Jon and Mary Thiel were in attendance and available for questions. Jon explained that they plan to put in

an outdoor gear type store as they are outgrowing their store in the city. They will however be keeping that store in operation as well. They would like to make space for action in front of the store including biking and skiing clinic and demonstration areas. They have intentions of transitioning the Bayfield Bike Store operation to their business in the coming years. There would also be an outdoor bar for after adventure refreshments, primarily open during store hours but possibly with some evening hours at times. He added that they have a relative that is interested in developing a microbrewery but that aspect of the business is still in the planning stages. He stated he called Woodside Cottages as they would be the only neighbor potentially affected by noise. The store would be open year-round. It is yet to be determined how many months of the year the bar area would be open but it would meet any requirement related to this. Chairman Beagan asked if there would be dogsledding based out of this location. Jon responded that sled dogs would not be kept at the location. Dogsledding demonstrations may occur but they would not run trips out of this location. It was also added that access to the store would be of County Hwy J rather than Highway 13. Jon stated that there is already a culvert between County Highway J and the field where the store would be located. The area of the culvert may be where they would install the driveway. Town Board Chairman Gordon was in attendance and commented on them employing people and encouraged the project. Chairman Beagan agreed it was a good project. A motion was made by Boutin, seconded by Meierotto, to recommend approval of the application. Motion carried.

c. Discussion and possible recommendation to Bayfield Town Board regarding application for Class B Conditional Use Permit from Fire Hill LLC, Robert Davidson-Agent, for a zoning district map amendment on four parcels to be rezoned from Agricultural-1 (Ag-1) and Forestry-1 (F-1) to Residential-2 (R-2). Parcel #1 is a 38.6-acre parcel described as the NE ¼ of the SW ¼ in V. 1080 P. 168-169 Tax ID #4379; Parcel #2 is a 14.5-acre parcel described as that part of the SE ¼ of the SW ¼ intended to be all of said SE SW lying North of the Association Park and West of CSM #1657, in V. 1080 P. 168-169; both parcel are located in Sec3, T50N, R4W Part of Tax ID# 36440; Parcel #3 is a 39.5-acre parcel described as the NE ¼ of the NW ¼ in V. 1080 P. 168-169 located in Sec 10, T50N, R4W Tax ID# 35741; Parcel #4 is a 3.05-acre parcel described as Lot 6 of CSM #1657 in V. 1080 P. 168-169 located in Sec3, T50N, R4W Tax ID# 35739: The application was presented by Robert Davidson who was available to answer questions. Davidson stated that the objective is to do a conservation sub-division. Beagan asked that Davidson explain the concept of a conservation subdivision. Davidson stated that this kind of development has flexible lot standards with developable lots and some open space lots. He commented that he believes this is appropriate for the location as there are hardwoods that they would not touch. He then read the purpose of a conservation sub-division and stated set-backs requirements are 10 ft. rather than 30 ft. and allows for smaller lot sizes. He expressed his viewpoint that this kind of subdivision would be good for this location because of the area's ravines which require clustering. There are 102 ½ acres, 9.5 of which will be developed into houses with driveways and septic systems. It was noted this meeting is just to re-zone the area to allow for a conservation sub-division. If rezoned the conservation subdivision itself would have to be considered at a future meeting.

This would only be the second such development in the County. Davidson presented two display boards with maps for those in attendance. If the conservation subdivision is approved it would only involve 18 lots. It was noted that soil testing has not yet been done. More than half the

roads and power are already in place. So far four lots have been sold in the current development. There are seven lots in the current development. There are two homes. In the proposed development, homeowners would pay taxes on the whole thing. The '09 recession has caused sales to be slow all over but he expects that, just as happened with the Brickyard Creek area, sales will pick up.

Davidson noted that the development plan includes a recorded park and a recorded farm. About 12-13 acres are zoned R-1 and could conceivably be cut into lots, but the grade is steep. In theory, 6-7 lots could go in with R-1 zoning. If the land was left in Ag, they could put in as many 4.5-acre parcels as would fit in the area. In forestry zoning there are more restrictions. It was explained that technically 15 of the 18 lots would be new ones. Three would be incorporated. There are few lake views but the land is hardwoods. He explained that he is getting old and wants to get it done while he still can. He believes that when hearings on the current development gave them R-1, the Town agreed that as long as it was done well the project could proceed. It was stated that if they don't get this conservation subdivision, they could potentially put in as many lots as he want but done poorly.

Fred Erickson entered the meeting during this time.

Public Comment was heard from several people...

Julie Casper and Bruce Martinsen who are neighbors to the development location, were in attendance. Casper commented on the narrow, steep, and unmaintained road. She gave her concerns about problems this development could cause nearby farms including noise and challenges related to overdrift of crop spraying.

Tom Galazen commented that his farm is only ¼ mile west of the development spot. They have had adjoining frontage since 1981. He commented he is not at all looking forward to 18 homes, yards, noise, and possessions next to his farm. He commented that his land has limits on being divided and it was like that when he purchased it. He added that the breeze will bring what comes off the hill to him. He has spoken to the Town Board numerous times about conservation. He does not want to see this development happen.

David Galazen commented that he thinks there are too many lots planned for the area.

Jim Steffenson stated as a contractor he is not opposed to development but thinks that 18 lots are too many in addition to what they have.

Chairman Gordon stood and explained that the Town Chairman's responsibility is different for that of the neighbors. He explained he wants to do what is best for the whole town, not just the neighbors.

Concerns brought up during the continued discussion:

- Potential negative effects on local farms and farming district, and potential complaints about farming activities.
- Challenging landscape of site.

- Possibly challenging road to plow due to grade
- Lack of accessibility for emergency vehicles on a narrow, steep road.
- Only one road out of development.
- Lack of maintenance of current development road.
- Potential damage to Fire Tower Road from construction vehicles.
- Slow sale of lots currently available.
- Noise, etc. from new landowners.
- Unknown use by future development owner.
- Not in compliance with goals of Comprehensive Plan.

A motion was made by Feyen, seconded by Erickson, to recommend that the Town Board table the application pending more information. Motion carried.

It was decided to schedule a Special Plan Commission Meeting for Wednesday, May 18th, 2017 at 5:30 PM at the Town Hall. The attendees may then drive to the development site to gather more information.

Set date and time for next Regular Plan Commission Meeting: Monday, June 12th, 2017-5:30 PM.

Adjourn: A motion was made by Boutin, seconded by Meierotto, to adjourn the meeting. Meeting adjourned at 7:24 PM.

Minutes respectfully presented by: Kelly N. Faye, Clerk.