

LAND USE COMMITTEE

Minutes of Land Use Planning Meeting

September 21, 2009

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Agenda Item #1: Call to Order: Chris Mayer, Chair, called the Land Use Planning Meeting to order at 9:07 a.m. on September 21, 2009, at the Cloverland Town Hall, 5860 Perch Lake Road, Eagle River, WI.

Land Use Members Present: Chris Mayer; Steve Favorite; Jim Behling.

Others Present: Dawn Schmidt, Zoning Administrator; Tammy Baughman, Secretary; Dennis Lawrence; Maynard Bedish; Carolyn Scholl; Francine Gough; Marshall Reckart, Joe Eisele.

Agenda Item #2: Approve Agenda: Motion by Jim Behling, second by Steve Favorite to approve today's Land Use Planning Agenda. All aye, motion carried.

Agenda Item #3: Approve Minutes: Motion by Steve Favorite, second by James Behling to approve the 8/12/09 meeting minutes. All aye, motion carried.

Agenda Item #4: Continue Review of Land Use Chapter: The biggest change in Chapter 7, Land Use, is on page 10, Table 7-2 showing 5 year projections on Population, Housing Units and Employment. Map 7-2, Future Land Use is completed except for Conover, Phelps, and Boulder Junction. Conover and Phelps will be done by the end of the month, and Dawn will contact Boulder Junction regarding their plan. Map 7-3 shows Federal, State, County, and Tribal ownership; Town ownership is not shown.

Agenda Item #5: Review of Intergovernmental Cooperation Chapter: Chapter 8 was not covered in the 2003 plan. It is created to seek mutual and beneficial cooperation in all levels of government. Duplicative permit processes, Town Boards resolving nuisance (junkyard), signs, lighting issues; annexation; extra territorial zoning; county and state partnerships; and law enforcement were discussed. Dennis will draft a statement to encourage the Towns regarding nuisance issues.

Agenda Item #6: Review Implementation Chapter; Agenda Item #7: Review Plan Maps: Chapter 9, the last chapter, addresses adoption of the Comprehensive Plan. State law is clear that a plan commission for the town, city or village is the entity that passes the resolution to adopt the plan. Our current Land Use Committee is an ad hoc committee and will only be meeting two more times. The Zoning and Planning Committee will present a resolution to the County Board to adopt the plan and will also be the committee for monitoring the plan in the future, creating or adding an ad hoc Land Use Committee as needed. The four new zoning districts; NR115 changes; charting plan progress; and yearly meetings with Town representatives were discussed. Dennis stated that rezoning amendments will be done as needed or annually; detailed demographic data will be done every 2 to 3 years; census data every 10 years. Our Corporation Counsel can decide how the public hearings process will proceed.

Agenda Item #9: Meeting Date: The Zoning and Planning Committee needs to make a resolution to adopt the Comprehensive Plan, within 30 days of the resolution the public hearing must be held, and then send it for final adoption to the 11/10/09 County Board (to the clerks office by Friday November 6th). The Land Use meeting date will be 8:30 a.m. Thursday October 8th, prior to the Zoning Committee Public Hearing and Regular Monthly meeting. The public hearing and resolution process will be determined after conferring with Corporation Counsel. Dennis will e-mail the final draft to Dawn prior to the October 8th meeting. Dennis will email a generic copy of the resolution and / or ordinance to Marshall.

Steve Favorite is excused from the meeting at 10:50 a.m.

Agenda Item #8: Farmland Preservation (Working Lands Initiative) Speaker Carolyn Scholl, Land/Water Conservation Department: Carolyn stated the Farmland Preservation Program is part of the Working Lands Initiative Bill and was created to encourage local government to manage growth and sustain agricultural land within their community. Agricultural land owners get a tax credit per acre for participating in the program, and the County has to have a plan in place. At present, there is only one cranberry operator in Farmland Preservation in Vilas County; his plan will expire in 2012. There will be changes effective January 1, 2010; one change is they must be in an Agricultural Zoning District to receive tax credits. This needs to be part of the Land Use Plan, and Dawn needs to contact agricultural land owner participants and inform them if they want to receive tax credits they need to rezone or be in the AG Zoning District. Dennis is aware of this program and states Vilas County is 4 or 5 years out for implementation.

Agenda Item #10: Public Comments: None.

Agenda Item #11: Adjournment: Motion by Jim Behling, second by Chris Mayer to adjourn the Land Use Planning meeting at 11:20 a.m.