

**Meeting Notes**  
**Plan Commission Work Session**  
**September 11, 2018**

Reports:

- Maps: Fey reviewed the new maps in the meeting packet including current road pavement (paser) and infrastructure maps (water, sewer, storm). Also provided the “master development plan” from the 1969 Blueprint for Bayfield that suggests a different street pattern for the NW corner of the City based on its topography
  - Fey will be meeting with UW map creator on 9/17 to work on the Future Land Use Map and overlay options; also adjoining jurisdictions map for Intergovernmental Cooperation chapter
  - Hoopman will check with Public Works re: the drinking water system map
  - Ringberg will request Red Cliff sanitary sewer system map

Land Use Draft Objectives:

- Fey pointed out the italicized paragraph noting the overlap between the land use goals, established in March, with goals and objectives the Plan Commission has since approved in other chapters of the draft update. Key phrases that require more discussion were also highlighted.
- Goal 1 should be revised to remove the reference to a “land use plan”, replace “historical” (which is covered in another chapter) with the term distinctive, and move the reference to “Lake Superior waters” to Goal 3.
- Revise the objective about “sustainable development” to read “Define and educate”
- Revise the objective about “environmental review”; the idea is to develop a list of questions for potential projects that both educate the developer about local environmental conditions and help staff identify potential concerns
- Leave the two objectives noted as being included in the ACN chapter where they are, and do not repeat them in the Land Use chapter – but note in the introduction to this chapter that there are important goals and objectives in other chapters that are highly relevant, and the Comp Plan should be considered as a whole.
- When committees are asked to develop Action/Implementation ideas, be sure to provide them with all relevant goals and objectives from whatever chapter of the Comp Plan Update they may appear in.
- Note that “traditional neighborhood” (suggested in the Sustainability Plan) is a term of art, “explore” is a better term for considering whether it’s appropriate; could be implemented through an ordinance and/or zoning code provision
- Community land trusts and land-banking strategies should be in Housing chapter
- Overlays that identify sensitive soils/steep slopes belong in Goal 3
- Goal 2 was so broad that it’s topics had been covered by objectives in other chapters; this goal can be deleted
- Goal 3 should include the reference to protection Lake Superior waters and overlays to show sensitive soils/steep slopes – but not the three objectives that are already covered in other chapters

### Land Use Maps:

- Zoning districts have not changed since last Comp Plan, can use 2002 map
- 2002 Existing and Proposed Land Use were very similar, no significant differences
- Categories and their colors are confusing, hard to follow from one map to another
- Clarify terminology in map legends wherever possible
- Existing Land Use Map 2018
  - remove the word “vacant”
  - add watercourses
  - “unbuilt streets” in the grid should be obscured somehow
- Future Land Use Map 2018
  - Use aerial photo as background? (cf Strand)
  - Add watercourses
  - Show only the roads that are paved
  - Explore overlays of steep slopes @ different % (6,8,10,12?)
  - Explore ways of depicting 1969 plan for NW corner
  - What should the “proposed land use” categories include?
- Consider an “infrastructure map” sewer/storm (include water?)

### Agriculture, Cultural & Natural Resources Draft Objectives:

- Approved removing Goal 2 second objective and adding quotes to “dark sky”

### Utilities & Community Facilities Revisions:

- Approved revised language for Objective #6 re: emergency services

### Intergovernmental Cooperation:

- Create an overview map that covers the area shown in the example
  - Include Ashland County along Chequamegon Bay
  - Add Red Cliff Reservation boundaries
  - Include watercourses
  - Include community facilities
    - National Lakeshore
    - Airstrips
    - Ski Hill
    - Major roads?
    - Town Hall locations?

### Next Steps/Calendar:

Scheduled Plan Commission meetings and potential topic areas:

September 25 Work Session:

- Issues & Opportunities
- Health and Education Goals
- Implementation Chapter Intro
- All chapter revisions considered to date

October 9 Work Session: Finalize full draft text and maps

October 23 Work Session: Finalize full draft text and maps if needed; hold the date

November 13 Work Session if needed. If committees have not all reviewed the draft, consider scheduling for November 20<sup>th</sup> or 27<sup>th</sup>  
November 27 Regular meeting; could be used to hold a public hearing and make final recommendations to the Council if committee referrals are completed

The Common Council has will meet on October 15<sup>th</sup> for budget discussions and potential introduction of the “draft plan” if it’s ready by October 9th. The most ambitious schedule for the plan’s final adoption would be:

October 15 – introduction and referral to appropriate city committees  
October/November – committees review and suggest potential revisions  
November 13 – Council opens a public hearing and considers input from committees that have reviewed (then recessed public hearing)  
or waits until all recommendations/revisions have been received  
December 10 (or possibly later in the month if necessary) – Council opens (or completes) public hearing on Comp Plan, makes final revisions and votes to adopt the Update and its maps

Staff will determine which boards and committees should actively review the draft plan in October/November, making sure they all have scheduled meetings and the Comp Plan review is on their Agendas; each body will be voting on a “recommendation to approve the Comp Plan Update” with possible revisions as specified. Staff will collect committees’ input for final review by the Plan Commission and Common Council at their public hearings and votes in November/December. Notice will be provided to members of other city boards and committees that the draft plan is available for their review and input at City Hall (on the website?)