

City of Bayfield Plan Commission

Minutes of October 26, 2021, 4 p.m.

Call to Order-Roll Call:

Mayor Ringberg called the meeting to order at 4 p.m. at the Bayfield City Hall followed by roll call.

Present: Beagan, Burkel, Durfey, Hedman, Johnston, and VanDerPuy (4:12), and Mayor Ringberg

Others: Jack Armstrong, David Zepczyk, Daniel Skenderian, Scott Kluver, Monica Temperly, Margaret Erickson, Nicole Foster, Joanne Cirillo, Ted and Mary Dougherty, Mike Radtke, Trent Wisler, Annalisa Bremel, Elijah Winterbower, Sri Gupta, Nancy Trapp, Esme Martinson, Auggie Walhelm, Heidi Zimmer, Bruce Hoekstra, Anna Marhefke, Nancy Bussey, and three unidentified callers

Approve Agenda: Burkel/Bryan moved to approve the agenda as presented. Carried.

Review/Approve Minutes of September 28, 2021: Johnston/Burkel made a motion to approve the minutes of September 28, 2021, as presented. Carried.

Public Input on Agenda Items: A summary of the comments received are as follows:

- Dave Zepczyk – Support short-term rentals.
- Daniel Skenderian – Supports short-term rentals.
- Mary Dougherty - Supports review of City/Plan Commission policies and noted her concern over the culture that is being created. What do we want Bayfield to look like going forward?
- Jack Armstrong – Supportive of short-term rentals. He noted we have little to no issues with those that operate rental properties and is happy the Chamber’s reservation system is now functioning.
- Monica Temperly – Supports short-term rentals, and feels they offer a way to make expensive housing affordable.
- Ted Dougherty – Noted short-term rentals may be driving up the price of our housing stock. Managing them in our community is a challenging issue.
- Mayor Ringberg – Informed those present, the Plan Commission is not proposing any changes to the City’s nightly housing rules. We are hopeful for a balance between rentals and other long term housing options.
- Colleen Beagan - Even though we are a tourist community, she supports more full-time residents.

Agenda Item(s):

1. Short-Term Rentals, Tourist Rooms and B&B’s – Review / Update

Hoopman provided a verbal report and written materials on the City’s Short-Term Rentals, Tourist Rooms and B&B’s. Informational only, no action taken.

2. Temporary Structure Request – Apostle Islands Marina, 115 South First Street

Burkel/Beagan moved to approve the request for a vinyl hoop temporary structure to cover the boom truck as requested which is the same structure and location as last year. The temporary structure would be allowed from November 1, 2021, to April 30, 2022. Carried.

3. Request to purchase Block 108, Lots 13-15 - Win Stephens

Johnston/Beagan made a motion to recommend the City Council sell Lots 13-15, Block 108 for \$30,000 but maintain the same deed restriction Mr. Hof had with the City; the land is for “park and preservation of open space purposes”. Passed by roll call vote as follows: Beagan, Burkel, Durfey, Hedman, Johnston, and VanDerPuy, and Mayor Ringberg – yes.

4. KR Kayaking Request to Renewal Leased Land Agreement

Burkel/VanDerPuy moved to renew the lease with KR Kayaking with the understanding the terms would remain the same except for the rate which would be increased to \$900.00/yr. The period of the proposed lease is from January 1, 2022, to December 31, 2023. Passed by roll call vote as follows: Burkel, Durfey, Hedman, Johnston, VanDerPuy, Beagan and Mayor Ringberg – yes.

5. Comprehensive Plan Implementation: Plan Commission Action Planning

Housing Study Updates: There was a recent Regional Housing Study Committee meeting to review the study and discuss next steps with WHEDA. The report addresses the needs for Workforce and Senior housing. Other issues that impact our housing is the rental market, remote workforce and being a climate refuge area. The survey conducted mentions single family houses and the desire for space for garages of importance in our community. The Regional Housing Committee will continue to meet to discuss next steps. Discussion ensued:

- Hedman – Hope is to have a good and healthy mix of housing opportunities.
- Burkel – Mentioned the mess caused by the State and lobbying groups who dictate outcomes in our communities like STR’s.
- VanDerPuy – Mentioned the culture we created, the unaffordability of our housing stock for many, and the lack of rental opportunities.
- Durfey – Noted it is difficult to attract young people due to the lack of jobs and business opportunities.

Zoning Code Update - Review Draft RPF for Services: Hoopman asked the Commission to review the RFP and comment on if it covers our needs. Ideally, we would like to send this out in January 2022 to get the process started.

6. Wayfinding Signage

The Committee briefly discussed wayfinding signs. The list from the last meeting was referenced and the concept of a digital approach was reaffirmed. Hoopman noted her preference to reduce visual clutter and not have too many signs posted. It seems the project will be funded in 2022. Immediate attention will be on getting signs for the obvious places like our City restrooms and parking lots, followed by further evaluation of you are here sign locations.

7. Confirm/Set Next Meeting(s): November 23, 2021, 4 p.m.

The Parking Committee’s Parking Management Plan will be on the November agenda.

Adjourn: Johnston/Burkel made a motion to adjourn. Carried.

Minutes by Billie L. Hoopman, Clerk