

City of Bayfield Plan Commission

Minutes of March 8, 2023 – 5:00 p.m.

Call to Order-Roll Call: Mayor Ringberg called the meeting to order at 5:00 p.m. at the Bayfield City Hall followed by roll call.

Present: Beagan (arrived 5:17p.m.), Carrier, Cragoe, Hedman (Virtual), Johnson and Mayor Ringberg (Virtual)

Absent: Johnston

Others: Dave Tweed and Jamie Wirkler – Stantec, Tim Schwecke – CiviTek, Tom Kovachevich-PWD, and Billie Hoopman-Clerk/ZA

Approve Agenda: Johnson/Carrier moved to approve the agenda as presented. Carried.

Review/Approve Minutes of February 28, 2023: Hedman/Cragoe made a motion to approve the minutes of February 28, 2023, as presented. Carried.

Public Input on Agenda Items: None.

Agenda Item(s):

1. City of Bayfield Wayfinding Project

A. Receive updates from Stantec

- Dave Tweed and Jamie Wirkler gave a brief update on the new estimates received.
- It was understood the City would like raw stones, not artifacts. Hedman referenced the Jackson Hole photos we received.
- The use of the City's Brownstone was discussed.
- Generally, the City would like assurance the design reflects the raw stone and asked for schematic/designs to be provided, along with a summary of the proposed costs to date.

B. Receive update from Hoopman, on # of signs and locations, general discussion

- Hoopman provided the Commission with a copy of her working document and explained the process she has taken to date and some findings:
 - a. We need to consider how /where signs will be placed in areas where there are no lightpoles. Use of the butcher block signs in those area may be needed.
 - b. Signs in the downtown corridor should point to what is down the side streets rather than what is in the corridor areas.
 - c. A new sign type might be needed, 6th and Rittenhouse median, and maybe at the Chamber. WELCOME – Business District, WELCOME – INFO.
 - d. Commissioners were invited to do a walk about and assist.
 - e. Hoopman requested that once the final draft is produced all members, fact check the data and especially the arrow directions.

2. City of Bayfield Zoning Code Rewrite

- **Memo #7 from Tim Schwecke, Civitek**

The Commission reviewed the proposed zoning map and noted the following:

Parks are not properly represented:

- a. Dock L and the Broad Street Beach (Broad Street ROW between Blocks 119-120, and Dock L)
- b. East Dock and Fountain Park (Block 103, Lots 11-12, and entire triangular peninsula to south)
- c. Jake's Park (Manypenny ROW – between Blocks 88 and 103)
- d. Memorial Park (Block 88, Lots 8-10 Bayfield Civic League and Lots 4-7 City of Bayfield)
- e. Korseberg Park (Block 124, Lots 1-2 Bayfield County)
- f. Washington Avenue Beach/Lake Access (Washington Avenue ROW between Blocks 55 and 71)
- g. Gil Larsen/Iron Bridge Area? Should this be designated as a park? Park Overlay? Block 58, Lots 11-19; Block 42 – Lots 11-13, Block 43, Lots 1-10; Blocks 9, 10, & 20

Hedman asked if we should consider classifying the breakwaters as I-1.

How will Fragile Soil areas be identified? Will there be an overlay added? This differs from the Conservancy areas. Schwecke noted he has not been able to verify the information from the soils map provided. Hedman noted she may have some data on this matter to share.

Map Changes Identified:

Block 40, Lots 1-5, 11-15: Change to R-1 (Chateau Boutin)

Block 41 – Lots 9-10, 18-20: Change to R-1 (Catholic Church Property)

Block 59, Lots 11-14: Change to R-1 (Queens View)

Block 60, Lot 7-8: Move South to Lots 5-6 (Episcopal Church)

Block 60, Lots 13-14: Change to R-1 (Episcopal Church Manse)

Block 63, Lots 3-4: Change to R-1

Block 75, Lots 1-10, 11: Change to B-2 (Silvernail and East side of block)

Block 76, Lots 1-6: Change to C-1 (Rittenhouse Inn)

Block 87, Lots 11-18: Remove from map, these lots are underwater and non-existent. It would be good if all underwater lots were removed from the Zoning Map.

Block 87, Lots 19-20: Change map to reflect SE half is in the lake. (Bodin's)

Block 94, S. ½ Lot 8 and 9-10: Change to R-1 (Baptist Church Property)

Block 125, Lot 1: Move C-1 to west side of lot. (Fish Market)

Schwecke will make these changes and provided an updated map for further review and evaluation.

Commissioners asked for clarification on the use of I-1 districts versus R-1 Residential. Schwecke noted an adaptive reuse process that could be included in the Code which allows for greater flexibility when a use changes. He will provide more information about that process at a future meeting. Hoopman noted that generally speaking the Zoning Map is not changed on a regular basis and the Commission should be careful to identify the uses in each district and make sure that it meets their goals and objectives. Reuse of a church or church grounds; could be for multifamily housing, or why not single-family residence?

Appendix A Land – Use Matrix

6.03 Commercial Kitchen – leave them permitted in I-1 Districts.

- **Commission to have general discussion about the Zoning Code**

Hoopman asked the Commission what tools they needed or process might they consider to evaluate density and uses? How many units (housing, ADU, etc. will be allowed on one lot? She questioned how they would evaluate challenges with the City's Utility, Stormwater / Green Infrastructure, and outside influences like Short-Term Rentals. She provided copies of the Bayfield County Housing Survey that was specific to the City of Bayfield for reference. This report references our aging population the need for long term rentals, and affordability. Commissioners listened but did not further consider.

3. Confirm/Set Next Meeting(s):

- March 29, 2023, 5 p.m.
- April 12, 2023, 5 p.m.

Adjourn: Johnson/Cragoe moved to adjourn. Carried. (6:29 p.m.)

Minutes by Billie L. Hoopman, Clerk/Zoning Administrator