

VILLAGE OF WAUSAUKEE

COMPREHENSIVE PLANNING COMMISSION

Wednesday January 28th, 2009

Wausaukee Village Hall

428 Harrison Street, Wausaukee, WI

7:00 PM

MINUTES

1. Call to Order – Chairman Ray Gordon called the meeting to order at 7:03 pm. The following Commission members present were Vice-Chairman John Ranallo, Dave Messar, Mike Messar, Ann Hartnell, Jim VanLaanen from Bay-Lake Planning Commission, and Commission Secretary/Village Clerk Toshia Ranallo.
2. Approval of Agenda – Ann Hartnell made a motion seconded by John Ranallo to approve the agenda. Motion carried.
3. Approval of December 3rd, 2008 ^{regular} meeting minutes – Mike Messar made a motion seconded by Ann Hartnell to approve minutes. Motion carried.
4. Bay-Lake Regional Planning Commission, Jim VanLaanen
 - Discussion/Action: Review Comprehensive Plan Background Materials
 - Discussion/Action: General Plan Design Mapping – Vanlaanen distributed a series of maps of The Village of Wausaukee provided by Marinette County, along with Chapter 5: Natural, Agricultural and Cultural Resources. The following categories of the maps were Pleistocene Geology, Steep Slope, Prime Agricultural Soils, Watersheds, shore lands, Floodplains, Wetlands, Woodlands, and Environmental Corridors. VanLannen stated that all of these items are statutorily required to assess by the planning commission.

The geology that lies beneath the county has important implications for land use. Bedrock type, overlying soil composition and depth to bedrock affects excavation; foundations; location and effectiveness of site wastewater treatment systems; residential and industrial development locations; and cost effectiveness of construction of highways and streets.

The soils of Marinette County are principally the results of weathering of glacial deposits. There is a great variation in the soils within relatively short distances, due primarily to the various bedrock formations from which the glacial drift was formed. Other soils in the County were laid down by streams and lakes. Peat and muck soils are found scattered throughout the County.

Nonmetallic Mineral Resources like sand, gravel and crushed stone are the primary minerals mined in the County. They are needed for constructing the sub-base for roads and are the primary components in concrete that is used for the building of foundations, basement walls and sidewalks.

Marinette County consists of 12 watersheds which are part of the larger Lake Michigan Basin. All of these watersheds drain indirectly into Lake Michigan through Green Bay or one of the county's major rivers. The Village of Wausaukee is located within the Wausaukee and lower Menominee Rivers' watershed.

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Shore lands are viewed as valuable environmental resources. The State of Wisconsin requires counties and incorporated communities to adopt shore land/floodplain regulations to address the problems associated with development in shore land and floodplain areas. Usually, development in shore lands can be permitted, but specific design techniques must be taken into consideration. In more environmental sensitive locations, any alteration of the shore land is strictly regulated, and in some cases, not permitted under any circumstances.

Floodplains, as identified by the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Maps (FIRM), provide for storm water retention, groundwater recharge, habitat for various types of waterfowl and wildlife and are considered a valuable recreational resource. Floodplains also provide flood and erosion control by storing floodwaters, reducing flood velocities, diminishing flood peaks and reducing sedimentation.

There are strict regulations regarding wetlands. WDNR mandates that shore land wetlands be protected in both rural and urban areas of the state. Wetlands not in shore land zone are protected from development by the federal government through the Clean Water Act in the Wisconsin Administrative Code. All wetlands, no matter how small, are subject to WDNR and possible federal regulations.

Woodlands provide aesthetic, ecological, recreational, and economic needs of present and future generations. Woodlands also maintain watershed cover, provide shade, serve as a windbreak, help reduce soil erosion, act as a noise barrier, and screen unsightly developments.

Cultural Resources are typically sites, structures, features and/or objects of some importance to a cultural or community for scientific, aesthetic, traditional, educational, religious, archaeological, architectural or historic reasons. Preservation of historical and archeological sites located in the county can be important in retaining the character of the area. These sites help educate the public about the history of the county while providing tourism and recreational opportunities. Some of these sites mentioned in the Village are: Graphic Impressions (Former Hotel Wausaukee), Stumbris Plumbing & Heating, Variety Store, The Bake Shop, The Wee Store, and the Ice Cream Station (Former Jakups Oil Co.)

Landmarks are important reference points that represent a prominent feature of the landscape and have the ability to distinguish a locality, mark the boundary of a piece of land, or symbolize an important event or turning point in the history of the village.

Pathways are linear features that represent both vehicular and pedestrian movement. Pathways provide connections between places, as well as along them. Whether a major arterial, local street, or undefined woodland trail, pathways are hierarchical and represent a degree of usage. Hwy 141 is an important aspect of the village's character.

Edges are linear like pathways. Edges are important organizing elements that represent boundaries that can be soft or hard, real or perceived. They become increasingly important as a community grows so as to visually distinguish the edges of the village. These edges do not necessarily coincide with jurisdictional boundaries. An example of an edge would be a railroad, swamp, or a steep slope like Ranger Mountain.

Districts are areas that represent buildings and spaces where clearly defined and separate types of activities take place. For example in the bigger cities there would be areas separated by different ethnic churches.

Nodes are specific points of recognition. They are destinations and very often represent the core or center of a district. In addition, nodes are closely associated with pathways as they provide access to and from districts.

Vanlaanen then gave the committee Chapter 10: Land Use Controls and Land Use Inventory. Preparing an existing land use inventory is necessary to identify all the current types of land use within the Village and its extraterritorial boundary.

The purpose of The Village of Wausaukee zoning code is to promote the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of the people of the village. The Wisconsin planning enabling

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legislation requires that all land use related actions of local governmental units must be consistent with their adopted comprehensive plan. Such regulations are Floodplain, Shore land/Wetland, and Subdivision ordinances.

Subdivision regulations are designed to facilitate adequate provisions for transportation, water, sewerage and other public requirements. The regulations are made with reasonable consideration to, among other things, maintain the character of the village with the intent of preserving the value of buildings placed upon land, providing the best possible environment for human habitation, and encouraging the most appropriate use of land throughout the village.

The Village of Wausaukee contains 888.6 acres. Slightly more than 500 acres or 56% of the total area is undeveloped. The vast majority of the undeveloped acreage consists of woodlands or croplands/pastures.

Within the Village of Wausaukee there are approximately 388 developed acres of which 126.4 acres are used for residential purposes; 121.3 acres are used for transportation purposes, approximately 33.5 acres are used for commercial purposes; nearly 20 acres are used for industrial purposes.

Next month the committee will focus on land use of the extraterritorial land, development of future land use on the maps, and road extensions.

5. Comments from audience – none
6. Next regular commission meeting
 - Next Comprehensive Planning meeting is for Wednesday, February 25th 2009.
 - Meeting time 7:00 PM at the Wausaukee Village Hall
7. Adjourn – Dave Messar made a motion seconded by Ray Gordon to adjourn meeting at 8:55 pm. Motion carried.

Posted on 19th of January, 2009
by 2:00 PM by TR

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