

**Town of Lake Holcombe  
Planning Committee Meeting Minutes  
September 18, 2023, 7:00 p.m. @ Lake Holcombe Town Hall**

**1. Call to Order & Roll Call**

- a. Meeting Called to Order by Chairperson Tom Rocque at 7:00pm
- b. Roll Call - Tom Rocque, Supervisor Dave Staudacher, Darrell Hornick, Bill Kochevar, and Mark Cigan present
  - i. (Randy Crank was absent)
- c. Others in attendance: Susan Badtke (WCWRPC) and Diane (Town resident)

**2. Recited Pledge of Allegiance**

**3. Review and approve minutes from August 21, 2023, meeting.**

- a. Minutes were discussed – Dave Staudacher pointed out that the minutes should reflect road bans in spring rather than winter.
- b. Motion by Dave Staudacher, seconded by Bill Kochevar, to approve the minutes with the correction identified in item a. All approved

**4. Recap from Meeting 3**

- a. Susan did a high-level review of Population & Housing Goals, Objectives, Polies & Strategies for the August 21<sup>st</sup>, 2023, meeting.
  - i. The committee agreed to amending one of the population & housing Goal 1 objectives to read:

“Enhance quality of life amenities (workforce, housing opportunities, broadband, recreational opportunities) within the community that retains and attracts ~~people of all ages retirees and families alike.~~”
- b. The vision statement was reviewed and was very well received by all committee members, and each agreed to the proposed statement.
- c. No other issues or questions from the committee related to Population & Housing.

**5. Review and Discuss Transportation Goals, Objectives, Polices, and Recommendations**

- a. Susan provided a summary draft transportation Goals, Objectives, Policies, and Recommendations to the Committee for discussion.
- b. The Committee discussed the difficulty seeing the Ruby Amish at night and that it is becoming more and more difficult to see them, specifically at Highway 64 & G and also along Highway 27.
- c. The Committee agreed on making the following change:

“Require developers to pay the costs associated with new roads or streets. **Where there is a substantial public benefit, as determined by the Town Board, the Town and developer may agree to a cost arrangement in a developer’s agreement.**”

**6. Review and Discuss Utilities & Community Facilities Goals, Objectives, Policies and Recommendations**

- a. Susan presented the draft Utilities & Community Facilities Goals, Objectives, Policies, and Recommendations to the Committee for discussion.
- b. No major changes to the draft items – the Committee decided to include the following policy – **“Coordinate and offer resources, as allowed, for Emergency Operations Planning”**.
- c. Dave Staudacher informed the group that the Town has hired a fully time public works person who has some sanitary licenses.
- d. It was also noted that the Fire Department undertakes basic incident command operations.

**7. Discuss Agricultural and Natural Resources Element**

- a. Susan provided a summary of Ag and Natural Resources data, including results from the community opinion survey.
- b. The Committee discussed several items:
  - i. Surface water quality is an issue. The Committee believes there isn’t too much that the Town can do to improve surface water as most of the runoff is occurring upstream, outside of the Town’s control. That said, the Town can encourage residents and adjacent communities to control runoff and undertake measures that do not further harm water quality.
  - ii. Discussion was had on the Flowage being a Class 1 musky fishing area – the DNR stocks the Flowage with Musky.
  - iii. The Committee agreed that it would like to see a policy related to the Town considering a large livestock facility licensing ordinance that would set forth requirements related to the siting of such facilities, should any be interested in locating within the Town.
  - iv. The Lake Improvement Association District is working with the DNR on slow/now wake signage on the Flowage – they will start with buoy signage first.
  - v. As it relates to undeveloped land along the Lake, under control of Excel energy, the Committee would like to encourage Excel to maintain the current frontage and not allow further development of the shoreline.
  - vi. The Committee discussed the idea of charging a fee for the public boat ramps but did not seem interested in proposing this within the plan.

- vii. The Committee would like to support and encourage partners, such as the Lake Improvement Association, to place educational signage at the boat ramps that remind boaters of the rules and remind them to respect neighbors. It was also suggested that the Town ask Chippewa County Sheriff's Dept. to provide extra enforcement on issues that they continue to have on the lake.
- viii. Wind farms were discussed – the Committee stated that wind farms are not a concern in the Town.

## **8. Discuss Historic / Cultural Resources Element**

- a. Susan provided a summary of key historic/cultural resources data, including references to the Town of Lake Holcombe Centennial book that provides a wealth of information on the Town's history. While there are no buildings or sites currently on the State of National Register of historic places, there are five sites within the Town recognized on the WI Architectural & Historic Inventory (AHI) database.
- b. 67% of survey respondents believe that it is essential or important for the Town to plan for and protect historic and cultural sites.
- c. The Town Plan Committee agreed that it would like to support efforts of community organizations to preserve the historic and cultural assets of the community.

## **9. Discuss Economic Development Element**

- a. Susan provided a summary of economic development data, including industry clusters, employment data, and community opinion survey data.
- b. The Committee discussed the types of business uses that it would and would not like to see in the Town – the Town is open to most industries except for those that are heavy odor and noise generators.
- c. The Committee discussed whether it wants to be a Hayward or a Chetek? The consensus was neither, but that the Town needs population in order to have businesses succeed. The draw/allure of the Town is that it is a small town and doesn't have the hustle and bustle of Hayward.
- d. Ag/Forestry & Tourism is the economic vision for the Town.
- e. The Town would like to attract more neighborhood tourist businesses to downtown such as an ice cream shop, fudge or cheese shop, but it also recognizes that the tourists would be needed to support these business types.
- f. The committee also discussed the appearance of businesses along Highway 27. Comments from the survey identified the need to improve the appearance of businesses along Highway 27 to make it welcoming. The Committee would like to encourage existing businesses to undertake landscaping/screening and consider design guidelines that include screening for new businesses along Highway 27.

**10. Next steps & set October Committee meeting date.**

- i. Meeting set for 7:00 Monday October 30th at Lake Holcombe Town Hall
- b. Next meeting will review and discuss draft Goals, Objectives, Policies & Recommendations for: Ag/Natural Resources, Historic/Cultural Resources, Economic Development, and will begin discussion on Land Use, Intergovernmental Coordination, and Implementation.

**11. Adjourn**

- a. Meeting was adjourned at 9:17pm
- b. Dave Staudacher made a motion to adjourn, and Mark Cigan seconded.
  - i. All approved.

Minutes approved by Planning Committee on October 30, 2023.