

City of Bayfield Plan Commission

Bayfield City Hall, 125 South First Street, Bayfield, WI 54814, 715-779-5712

Minutes of Tuesday, October 23, 2018 at 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: Dougherty, O'Brien, Hackbarth, Burkel, Johnson and Mayor Ringberg

Absent: Durfey

Others: Randy Lund, Rich Ryan, David Eades, and Billie Hoopman

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

Public Input on Agenda Items: None.

Public Hearing:

Mayor Ringberg called the public hearing to order at 4:02 p.m. The hearing is being held to receive input on West's Big Lake Properties (Dock Shop), located at 19 Front Street, who is seeking a conditional use permit in accordance with Section 500-23 Waterfront District in order to rebuild their dock within the existing footprint with the exception the southerly shorter dock and cribs would be removed. Steel sheet piling will be used to frame around the existing rock filled cribs/dock. The overall height of the dock may increase by 1 – 2 feet.

No input was provided by the public or by any other means.

Agenda Item(s):

1. Waterfront Conditional Use Permit:

West's Big Lake Properties, LLC, Dock located adjacent to 19 Front Street, Bayfield, WI

Randy Lund, Engineer and agent for the project, was present. He provided the Commission with information on two proposals or concepts for repair and rehabilitation of the dock at 19 Front Street.

- A. Sheet pile entire dock
- B. Use Pile Bent Option, which is like a bridge concept

He informed the Commission:

- The art space would be fully sheet piled in either proposal
- The height of the dock would be raised to the same height as the City Dock; elevation 605 or about 2 feet higher.
- They need to obtain and general Permit from the Army Corps of Engineers (ACE). Permitting from them for either proposal shouldn't be problematic.
- A DNR Permit is also needed. There were some concerns expressed whether the DNR would allow them to leave the partially rock filled cribs and timbers in place or if they would need to be removed.
- There is approximately 220 miles of lake energy that is driving toward their dock. It's takes a bit of punishment.
- Dock needs repair; it's more than 100 years old and was badly beaten in the storm last Fall.

- Some soil data from the City was shared with them for assistance in determining the depth the pile will need to be driven. They've also hired a marine engineer to assist.
- The width of the dock will be increased by about 2 feet.
- The goal of the project would be to rehabilitate the dock to last for another 100 years.
- They didn't have a preferred option at this time, but noted the Bent Pile Option is about \$100,000 less.

Some concerns/thoughts were expressed by the Commission:

- The Mayor asked about potential wave reflection with the sheet pile design. Lund said it is a concern but they could address it in a couple of ways. The shoreline could be lined with larger rock to be used as a breaker, or a small culvert could be incorporated. He also informed Commission that sheet pile is not flat, it's wavy.
- Does the Harbor Commission have any concerns? They were provided information on the Sheet Pile Option and no concerns were expressed.
- Considered postponing decision making until the applicant could inform the City what their preferred option was, and if there would be any modifications to the plan submitted.
- Consider granting conditional approval of either project.

O'Brien/Johnson made a motion to conditionally approve Options A (Sheet Pile) & B (Pile Bent Option) and request the applicant bring back final plans showing any and all changes or modifications as a result of the DNR and ACE permitting process. The Commission was hopeful input from the Harbor Commission or any other interested City Committee would be provided in writing or in person at the next meeting this item is addressed. Carried.

2. Set next meeting(s):

- November 5: 9 a.m. Council Meeting (Introduce "Final Draft"/Resolution)
- November 13: 8 a.m. Comp Plan Work Session (if needed)
- November 27: 8 a.m. Comp Plan Work Session (if needed)
- December 6, 2018, 4 p.m.
- December 10: 4:30 p.m. Council Meeting (Possibly Adopt Comp. Plan Update?)

Adjournment: Johnson/Dougherty moved to adjourn. Carried. (4:39 p.m.)