

The Plan Commission held a work session meeting on the Comprehensive Plan Future Land Use Map, Wednesday, June 1. The meeting was called to order at 6:30 pm, the public notice and dates of upcoming meetings read.

Present: Steve Balfanz, Joy Packard, Theresa Schousek, Jason Coyle, Carolyn Barrette, Anton Rang and Chris Matter. Dan Lynch excused. Also: Laurie DeRosier, Steve Bohl, Jack Englehart, Howard LaVenture,

Minutes of May 4, 2016 regular Plan Commission meeting were approved on motion by Steve Balfanz, second Theresa Schousek, carried.

#### 1. Report from Future Land Use Map Subcommittee

Balfanz reported that the "Map Subcommittee" had met May 31 and worked on the Future Land Use map for the Comp Plan. He met with SCC Community Development employees to discuss map and various issues. Issues involved included comparing our maps with current St Croix County zoning map, earlier township maps and discussing options, need for alignment of map categories.

Discussion among Commission members included: This is planning, not zoning.

1. Having a larger "Village Center area" with mixed use to include diverse housing, a business park and public/semi public designations. Commercial could be combined in two major areas.
2. The natural resource corridors should be shown on the map. (and bike trails)
3. A second future park should be included (Engelhart).
4. The commercial designation would include: commercial, business park, industrial area, public/semi public, parks, low density residential and high density residential.
5. The commercial should be generally combined in one area due to services needed and traffic concerns. An overlay of existing commercial land use could be made showing all the commercial out in the Town.
6. The Town Hall intersection is fully developed with mixed uses on the south side of E.
7. There is potentially more commercial possibilities in Burkhardt with park and population density east and south in Town of Hudson.
8. Lose the commercial verbiage and call it mixed use. Call it 'business park' rather than commercial. Define mixed use better.
9. Jason pointed out that it seemed that people here wanted to stay here.
10. Howard discussed his views of Houlton and possible future uses.

Meeting adjourned on motion by Matter, second Balfanz, carried. The Subcommittee will meet June 6.

Carolyn Barrette

Plan Commission Chair, secretary