

Harbor Committee Minutes
Feasibility & Long Range Planning Meeting with JJR, LLC
November 5, 2010

Harbor Committee Members present: Jerry Smith, Chair Pro Tem, Alan Fischlowitz, Chair; Gary Russell, Charles Meech, Michael Childers, Gary Krubsack, Gary Russell, Arnie Nelson and Tab Butler

Harbor Committee Members absent: Bob Kron, Alternate

Ex-officio members present: Beth Fischlowitz, Town Board Supervisor and Town Board liaison for the Harbor Committee; Keith Sowl, Town Road Foreman

From JJR: Dan Williams, Landscape Architect, Waterfront Planning, Bill Brose, Coastal Engineer, and Jason Stangland, Project Manager.

1. Call to order

Welcome new members Tab Butler and Gary Krubsack to the Harbor Committee.

2. Introductions

a) JJR

Dan Williams, Landscape Architect, Waterfront Planning, Bill Brose, Coastal Engineer, and Jason Stangland, Project Manager.

b) Harbor Committee

Jerry Smith, Chair Pro Tem, Alan Fischlowitz, Chairman; Gary Russell, Charles Meech, Michael Childers, Gary Krubsack, Gary Russell, Arnie Nelson and Tab Butler

There are maps of the Harbor study in 2003 and another from 1982 that JJR would like to take with them, scan and return to the Town by Thursday of next week. JJR will make a list of the maps they will take.

JJR will now go through the agenda.

2. Defining the Project Goals & Process Information

a) Contracted Phases, Activities and Products (JJR)

An exhibit is passed to committee members.

JJR has been contracted to do the following three phases.

Phase 1 Project Initiation

Task 1.0 Project initiation and background information collection. JJR said they have some information but would like to have more. They have started to create a project base map.

Task 1.1 Clarification of goals and expectations

Define goals and objectives. What are we truly looking at – a small segment or broad area.

Phase 2 Grant acquisition and assistance.

The Committee has enough money for the feasibility study. When physical improvements are known then will look for additional funding for construction or engineering.

Phase 3 Long Range Plan and Feasibility Analysis.

Task 3.0 Preliminary Coastal Conditions analysis.

This analysis deals with items such as sediment movement along the shoreline; wave action; everything that would have an impact on what will happen.

Task 3.1

Once coastal conditions are understood JJR will come to the island for 2-3 days of meetings. The first meeting will be with the Harbor committee. Then JJR will begin to talk to

stakeholders. Everyone needs to be involved. Concerns must be dealt with proactively, not reactively.

JJR needs a list of the stakeholders well as regulatory agencies, area business owners, residents, officials, environmental groups, Nelson Construction, the Madeline Island Ferry Line, Inc., and the Madeline Island Yacht Club. The Tribe should be involved as well as the Army Corp, DNR, EPA, Fish and Wildlife agencies as their support is needed.

There are two groups of business owners: those directly on the waterfront who have riparian rights and those in the downtown area.

JJR would like a list of stakeholders from Jerry Smith and/or Alan Fischlowitz. The initial contact of stakeholders, to set up a meeting will be made by Jerry or Alan.

Once all input is received JJR will meet with the Harbor Committee to review the information. JJR will then meet with stakeholders throughout the day. JJR has found that stakeholders are more comfortable meeting with JJR without Harbor Committee members present, especially if the stakeholders have sensitive issues to discuss.

That evening JJR will sit down with the Harbor Committee and review stakeholder concerns and suggestions.

The second day of meetings will deal with defining concepts (see page 4 item d). The ideas will begin to be put on paper.

The public hearing will be held on the third day. JJR will present preferred alternatives. (pg 5 item e). That evening the plans will be presented to the harbor committee and/or general public.

Task 3.2 Preliminary long range plan. This is a refined graphic. The goal is to have an agreed upon preliminary plan. Define mooring areas, protected structures, beach expansion, trails, etc. This plan will include all goals and objectives.

Task 3.3 Long range plan and feasibility report.

An example of the plan and report is passed to committee members. This document includes the plan, descriptions, elements, permitting, construction costs, as well as revenue and economic projections. Once this preliminary plan is in place JJR will meet with the committee (Task 3.4) to present the plan, discuss and refine what will become the Draft Plan. This Draft Plan will be presented to the public. JJR will take the feedback from the public hearing and compile a final report (Task 3.5)

b) Project Milestones & Schedule (JJR & Harbor Committee)

Because of the holidays and because many of the stakeholders will not be back on the Island until the end of May or June the suggestion is to compile a preliminary plan with input from stakeholders who can attend meetings.

The preliminary plan would then be presented to the stakeholders who arrive late May early June. The preliminary plan can be put on the Town's website. The plan has to be completed by June 30th.

JJR said they do not want to go much beyond Task 3.3 without public input as they do not want to get too far along and then have to change everything. JJR said ideally they would like to be on Task 3.4, the Draft Plan by June 1st.

Question of what is driving the June 30th completion date. Alan Fischlowitz said that is the date the grant money from the 60/40 Coastal Management grant has to be spent. Keith Sowl said Coastal Management does grant extensions. Jerry Smith said we pay the bills and the bills are then turned over to Coastal Management and Coastal Management reimburses us 40% of the bill. Most of the money will go to JJR. The bills do not have to be paid by June 30th; the work has to be completed by June 30th. Jerry will talk to Mike Friis, Manager, WI Coastal Management, about an extension.

JJR said Task 3.4, which is trip 3, will take place June 1st. The schedule will be built around that date. JJR will proceed as if there is not an extension so Task 3.2 will be mid to late March. Notices have to go out. JJR will rely heavily on the committee to get stakeholder input. Perhaps a video conference or teleconference would be an option for stakeholders who are unable to meet in person.

3. Understanding the Project Site & Influences

a) Existing Challenges & Future Needs (Harbor Committee)

b) Background Information Review & Confirmation (JJR | Harbor Committee)

c) Project Area Base Map (JJR)

JJR would like the committee to define the goals and objectives for this project. Issues are mooring fields, navigational concerns, lighting. Are trails needed? What needs to work better? What about the ice road?

4. Exploring Initial Harbor Improvement Ideas

a) Brainstorming Ideas (JJR | Harbor Committee)

b) Initial Ideas/Concepts (JJR | Harbor Committee)

5. Validating Initial Ideas

Keith said he would like to plan for the next 50-100 years. He would like commercial and recreational funding for two harbors in one. He would like a plan with expanded recreational use and another plan for commercial use.

Gary Krubsack gives a detailed description of his plan which would be a harbor behind Main Street. With such a plan the harbor area would be out of our face and put where a harbor belongs. Right now there is great conflict with foot traffic, trucks, post office and vehicles. Someone will get run over. There is a hodge-podge of boats every which way.

A project such as this would cost around 10 million. The DNR would be the first agency to talk to as dirt would have to be removed. Property will have to be purchased.

Beth Fischlowitz said property owners on the lake are concerned that their view will be impinged by big breakwaters. Beth said the idea for a harbor plan came about when the town barged in a couple of million dollars of gravel a few years ago for the road project. On the dock were hoppers, dump trucks, cars, and pedestrians, and it was a miracle no one was run over. Beth agrees with Gary Krubsack. We need something better.

Alan Fischlowitz said there could be a breakwater off of Big Bay Road with commercial on one side and a marina on the other side. He would like to see an environmental center and a small boat marina.

Short discussion of wave height and the height of breakwater. Perception is everything.

Funding could be available if the project can be built in phases. The Waterways Commission has money, especially for transient facilities.

Beth Fischlowitz said we need an act of Congress to change our classification from a recreational to a commercial harbor. Changing the classification would trigger access to other kinds of funding. Now the Dept of Transportation views our harbor as commercial but the Army Corp of Engineers, where there is more money available, considers us a shallow draft recreational harbor. We need to provide the language to Congresswoman Baldwin and she will insert that language into the appropriations bill.

Beth said we are a maritime community without a harbor.

Gary Russell said if a lot of fill is removed you will have an environmental situation. He suggested removing the bridge by the present Marina so the entrance to the Yacht Club could be used to reach a 100 slip harbor area. If there were another breakwall you could have another 25-30 slips.

Discussion of the businesses and property owners from the corner of Big Bay Road to the dock; there could be property owners in this area who would not want to see anything in front of their property. Agreement that the Post Office is in a bad location.

JJR would like to see a map of the designated anchorage area. Gary Krubsack said the problem here is that the designated anchorage area extends 100 yards off the beach which puts everything into breaking water.

Gary Russell said there could be in the near future a winter ferry boat that would be about the size of the Madeline. That ferry would draw about 9 feet. Deeper water will be needed as well as a breakwater for protection from the ice. Another landing or two is needed right off the dock because the ice pushes in where the boats dock now. The dock also needs to be wider.

Arnie said because we are an island everything has to come here that is why the dock is so congested. He likes Gary Krubsack's plan but he thinks the reality would be closer to what Gary Russell is talking about. He said the moorings need to be organized and in deeper water.

Beth Fischlowitz now leaves the meeting (11:25 am)

Arnie said we need a new map to change dredging areas and that requires legislation. JJR would like a copy of the map of the dredging area.

JJR takes down the size of the barge, tugs, ferry boats and where ferry boats, barges, and tugs dock. Discussion of the staging area for ferry boat loading.

JJR would like to get a handle on the waterfront from the present dock to the marina.

Gary Krubsack said he has seen many islands deal with tourism. We need to think way ahead, purchase land, extend breakwaters, and dig out the marsh.

Arnie said we should think in phases. Phase 1 would be 30 years.

JJR said the north breakwall needs to be addressed soon. The 80/20 DOT Harbor Assistance program, which has been awarded in the past, has been used for breakwalls. These funds are restricted to commercial use.

Discussion if the dock at Joni's Beach could be changed to an L so are transient slips are on one side and local slips on the other side.

a) Lunch & Project Site Tour (JJR | Harbor Committee)

Meeting now breaks for lunch and then a tour of the downtown harbor area.

CD #2

Jason began drawing the area, south to north. 75-100 slips; approximately 60 seasonal or could have 40 moorings and 60 slips.

Discussion of revenue and where the committee envisions boaters coming from.

Alan Fischlowitz said he wants to see sustainable development, a small wind turbine.

Keith said he does not think downtown will change much. What has changed over the years is the number of summer homes.

JJR said to look at land the way you look at water. Synergy. Consider ideas like connecting trails, such as Capser Trail to the harbor; look at boardwalks, bird watching, and an environmental center. There is a commercial harbor and commercial land use. Look at the circuit. Environmental education is linked to trails; waterfront commercial is the moving of goods and ferry boats.

Gary Krubsack said the entrance to the marina is narrow. Increased traffic would cause problems.

Discussion of the expansion of Joni's Beach. Is there a need for a public launch ramp? Sand and parking at Joni's Beach would be problems. Gary Krubsack said a better idea would be to see if the Marina could extend their ramp a little more. JJR said perhaps we could partner with the Yacht Club and get some funds.

Question of what would happen to the road system if the bridge by the Marina were removed. After discussion it was decided that moving the bridge or raising the bridge 15 feet would be a better idea. JJR said they will try to create something that would allow sails to pass through. Gary Russell suggested doing this in phases. Phase 1 would be to be able to raise the bridge. Phase 2 would be to expand the harbor a little, dredge deeper. If you did this in phases you could get funding.

Question if there is an issue with kayakers. Kayakers do not seem to pose a problem. JJR said they have a framework of where moorings, additional breakwaters, transient docking, barge and ferry traffic and the Joni's beach area will generally occur. Keith Sowl said there has been a suggestion to build a boardwalk along the marsh. That boardwalk, which is in the Trails Master Plan, would help ease the walking congestion on Main Street, but funding and approval from the DNR is needed. Gary Krubsack asked if the boardwalk could be tied into harbor improvements. JJR said that could be the education component. Gary Russell suggested instead of the boardwalk going all the way to the Marina you could cut across to Joni's Beach.

b) Summary and Wrap Up (JJR)

5. Set next meeting and agenda.

JJR will prepare meeting notes and a schedule. The stakeholders have to be involved immediately. Need a funding matrix. Need to look at various programs that might have available funding.

JJR will have photos of the waterfront on CD and will send the CD to Jerry Smith and Alan Fischlowitz in a week and a half.

JJR will start work on a date for trip 2.

Gary Russell will talk to the Commodore of the Yacht Club, Bob Davison, to see if he could attend these meetings. JJR said we need to have the Yacht Club involved, either as a stakeholder or a member of the steering committee. JJR said residents on the waterfront also have to be involved.

JJR has a list of the maps they are taking.

6. Adjourn.

Thank you to all.

Meeting ends at approximately 3:00 PM.

Minutes taken from recorder and respectfully submitted by Kathy Erickson, Clerical Assistant.

Minutes approved as presented December 8, 2010