



LAND INFORMATION DEPARTMENT

John Lefebvre
Director

Greg Cleereman
Conservationist

Linda Christensen
Property Lister

AGENDA LAND INFORMATION COMMITTEE

DATE: Monday, January 10th 2011
TIME: 1:00 p.m.
PLACE: County Board Room Marinette Courthouse

1. Call meeting to order
2. Approve agenda
3. Approve minutes of the December 13th 2010 meeting.
4. Public Comment - Any person not a member of the Committee, desirous of addressing the Committee on any subject under the Committee's jurisdiction shall first obtain permission from the Committee Chairperson. All such addresses shall be limited to 5 minutes unless otherwise extended by the Committee Chairperson.
5. Reports by cooperating agencies. Action, if any.
 - FSA processes update. Budget, funding CRP, Conservation Loan Program
6. Presentation and discussion regarding the proposed development (Anna's Vineyard at Green Island) of Green Island.
7. Discuss/consider amendments to the Town of Dunbar Zoning Ordinance to list a Bed and Breakfast Establishment as a conditional use in the R-1 and R-2 Residential Districts. Action, if any.
8. Discuss/consider setting a date for a public hearing on the Dam Failure Analysis for the Grosse Dam located in the NW NE S35 T31N R19E, Town of Beaver and the Lake Noquebay Dam located in Gov't Lot 3 and 4 S18 T32N R21E, Town of Lake. Action, if any.
9. Report(s) by Land Information Staff on Departmental programs and activities. Action, if any.
 - Report on the December 9-10, 2010 Wisconsin Land and Water Conservation Association Annual Conference.
 - Land and Water Resources Management Plan presentation to the Land & Water Conservation Board.
10. Discuss/consider Land Information Committee members attending the Lake Michigan Land & Water Conservation Association Planning and Budget meeting at the Brown County Land Conservation Department office in Green Bay on January 7, 2011. Action if any.
11. Discuss/consider increasing the 2010 Targeted Runoff Management revenue by \$24,852.00. Action, if any.
12. Correspondence. Action, if any. (Correspondence if not specifically listed below will be for information only)
13. Discuss/consider the December schedule of invoices. Action, if any.
14. Schedule next meeting – February 14, 2011
15. Identify possible items for discussion and consideration at the next meeting
16. Adjourn



Alice Baumgarten
Jerry Pillath

Ted Sauve
John Guarisco

Larry Nichols
John Fendryk

Joe Policello
County Clerk

NOTE: Agenda items may not be considered and acted upon in the order listed

If you are an individual with a disability and need a special accommodation while attending this meeting, as required by the Americans with Disabilities Act, please notify the County Clerk, Marinette County Courthouse (715-732-7406) at least 24 hours prior to the meeting in order to make suitable arrangements. Thank you. (TDD# 715-732-7760)

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MEETING OF THE LAND INFORMATION COMMITTEE MONDAY, DECEMBER 13, 2010 COUNTY BOARD ROOM

Members Present: Ted Sauve, Alice Baumgarten, Larry Nichols, Joe Policello, John Fendryk, and Jerry Pillath

Excused: John Guarisco

Others Present: John Lefebvre, LID; Greg Cleereman, LID-LWC; Aleta DiRienzo, LID-LWC; Jodie Reisner, USDA-NRCS; Steve Corbeille, Mike Cassidy, Bob Fraik, Dave Halfmann, WDNR; Mile Winkler, WDNR; Rick Stoll, WDNR; Mike Moroni, Robert Holley, Jack Olson, the Eagle Herald and the Peshtigo Times.

1. The meeting was called to order by Chairperson Sauve at 1:00 p.m.
2. APPROVAL OF AGENDA
MOTION (Nichols/Baumgarten) to approve the December 13, 2010 agenda as presented. Motion carried no negative vote.
3. APPROVAL OF MINUTES
MOTION (Pillath/Fendryk) to approve the November 8, 2010 minutes with the corrections as noted.
 - a. Reports by cooperating agencies. John Huff, WDNR gave a report on Whitetail Deer, Wolves, Turkey and Bear.
 - b. Dave Halfmann, WDNR commented on behalf of the Wisconsin Department of Natural Resources during the Public Comment regarding the Coleman Lake Club Dams.
 - c. Under Reports by Land Information Staff – Greg Cleereman, County Conservationist reported on the Gypsy Moth Survey and the Environmental Field Days.
 - d. Under number 6 – the date was the 10th not the 11th.
 Motion carried no negative vote.
4. PUBLIC COMMENT
Jack Olson, President of the Coleman Lake Club – introduced himself and mentioned that he would be glad to answer any questions during the discussion of item #8 or after the meeting.

Jerry Pillath wanted to inform the committee members that the recorded minutes are now on-line at www.archive.org which is classified as an internet library and invited all members to visit the site.



5. REPORTS BY COOPERATING AGENCIES
Jodie Reisner, District Conservationist with the USDA-NRCS reported on the Conservation Stewardship Program and Environmental Quality Incentive Program signup and invited the committee to the Town Hall Meeting in Coleman at the Town Hall on December 14, 2010.
6. AGREEMENT WITH DORTON TECHNOLOGY SOLUTIONS, LLC
MOTION (Nichols/Policello) to enter into an agreement with Dorton Technology Solutions, LLC for technical support and training in the import/export of documents for the social security number redaction project contingent upon Corporation Counsels approval. Motion carried no negative vote.
7. AGREEMENT WITH LEXIS/NEXIS CORPORATION
MOTION (Pillath/Fendryk) to modify the existing agreement with Lexis/Nexis Corporation to provide on-line credit card payment solution for the purchase of real estate documents in addition to the same services currently being provided for the on-line purchase of vital records contingent upon Corporation Counsels approval. Motion carried no negative vote.
8. COLEMAN LAKE CLUB DAMS
MOTION (Pillath/Nichols) to recommend to the County Board the acceptance of the Dam Failure Analyses for the Hatchery (North Pond) S20 T37N R18E, Kirton (Railroad) S29 T37N R18E, and Brock S19 T36N R18E dams located on the Coleman Lake property as prepared by AECOM and approved by the Wisconsin Department of Natural Resources in March of 2010. Motion carried, Supervisor Baumgarten opposed.
9. WISCONSIN ASSOCIATION OF LAND CONSERVATION EMPLOYEES PROFESSIONAL CONFERENCE
MOTION (Policello/Fendryk) to approve attendance of Land Information Department Staff at the Wisconsin Association of Land Conservation Employees Professional Conference to be held on March 2-4, 2011 in Wisconsin Rapids. Motion carried no negative vote.
10. REPORTS BY LAND INFORMATION STAFF
John Lefebvre, Director gave a brief report on how many plat books have sold since August and the cost of printing. (836 plat books sold as of 11/30/10. Printing cost after grant \$8,874). Mr. Pillath requested more information regarding staff costs associated with production of the Plat Book and Mr. Lefebvre stated that he would provide that information.

Aleta DiRienzo, Database Specialist/Program Assistant reported that 200 posters from 9 area schools participated in the recent Environmental Poster Contest and showed the 3rd place poster from the State Contest.

MOTION (Baumgarten/Policello) to invite the Environmental Awareness Poster State Contest finisher, Sydney Dunkes, to the January county board meeting to be awarded a 3rd place plaque and certificate. Motion carried no negative vote.
11. CORRESPONDANCE
The WDNR letter regarding the dams was discussed in full during item #8. John Lefebvre also mentioned

that another letter has been received from the WDNR regarding another Dam Failure Analysis that will be presented at the next Committee meeting in January.

12. NOVEMBER SCHEDULE OF INVOICES

MOTION (Pillath/Fendryk) to place on file the November Schedule of Invoices (\$28,880.09). Motion carried no negative vote.

13. SCHEDULE NEXT MEETING

Next meeting is scheduled for 1:00 p.m. Monday, January 10, 2011 at the Courthouse.

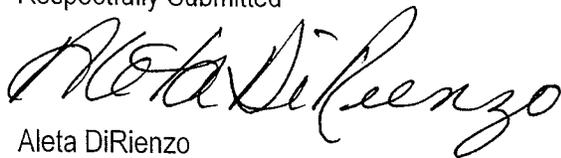
14. ITEMS FOR DISCUSSION AT NEXT MEETING

Jerry Pillath reminded the Committee to visit the website where he places the audio of the committee meeting.

15. ADJOURNMENT

MOTION (Nichols/Pillath) to adjourn 2:45 p.m. Motion carried, no negative vote.

Respectfully Submitted



Aleta DiRienzo
Database Specialist/Program Assistant

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TOWN OF DUNBAR

N18956 C.C.C. Camp Road Dunbar, Wisconsin 54119

Russ Bousley Chairman
Becky Grandaw Clerk/Treasurer

Robert Kordus Supervisor
David White Supervisor

Re: Amending the Town of Dunbar Zoning Ordinance;
Adding to the list of conditional uses in Zones R-1 and R-2
(Amendments enclosed)

Mr. John Lefebvre
Director, Marinette Co. Land Information Department
1926 Hall Avenue
Marinette, Wisconsin 54143

John,
The Dunbar Plan Commission conducted a public hearing on December 6, 2010. The Plan Commission reported one person, a resident, was in attendance, his comments favored adding bed and breakfast establishments to the list of conditional uses in Zones R-1 and R-2 in our Zoning Ordinance.

The Town Board held it's own public hearing on this issue on December 13, 2010. One person in attendance, the same person that commented during the Plan Commission public hearing, again his comment favored adding bed and breakfast establishments to the list of conditional uses in zones R-1 and R-2.

The Plan Commission's report on it's hearing to the Town Board recommended adding bed and breakfast establishments to the list of conditional uses in Zones R-1 and R-2. Being in agreement with the Plan Commission the Dunbar Town Board adopted the recommended amendments at it's regular monthly Town Board meeting December 14, 2010. Voting by the Plan Commission and the Town Board were unanimously in favor.

In following the County's proscribed procedure for amending local municipal zoning ordinances, please place this item on the Land Information Committee's agenda for the January 10, 2011 meeting. We urge the Land Information Committee to forward this request to the County Board with it's recommendation for approval at the Boards January 25, 2011 meeting.

Do you feel there's a need for a member of our Town Board to attend the Committee meeting?

Sincerely,



Russ Bousley, Chairman, Town of Dunbar

AMENDMENTS TO THE TOWN OF DUNBAR ZONING ORDINANCE, ADOPTED BY THE
DUNBAR TOWN BOARD, DECEMBER 14, 2010.

CHANGES ARE IN ITALICS

SECTION III- DEFINITIONS

B. WORDS DEFINED

6. *BED AND BREAKFAST ESTABLISHMENT- A place of lodging that provides four or fewer rooms for rent, is the owner's personal residence, is occupied by the owner at the time of the rental and is licensed under Wisconsin Administrative Codes, HFS 197.*

All definitions previously numbered 6 through 76 are now numbered 7 through 77.

SECTION VI – R-1 – RESIDENTIAL DISTRICT

D. CONDITIONAL USES

2. *Bed and breakfast establishments*

All conditional uses previously numbered 2 through 4 are now numbered 3 through 5.

SECTION VII – R-2 RESIDENTIAL DISTRICT

D. CONDITIONAL USES

2. *Bed and breakfast establishments*

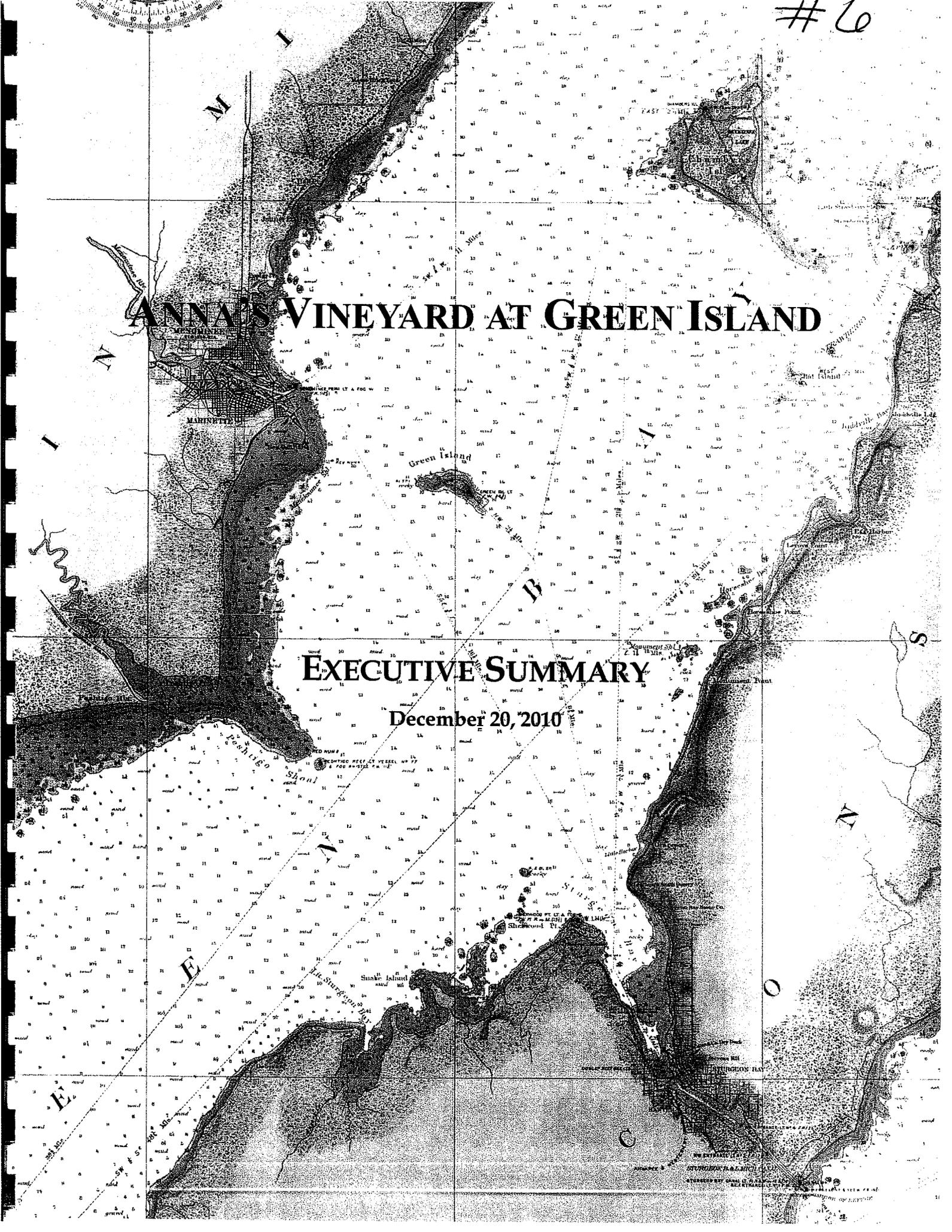
All conditional uses previously numbered 2 through 7 are now numbered 3 through 8.

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ANNA'S VINEYARD AT GREEN ISLAND

EXECUTIVE SUMMARY

December 20, 2010



ANNA'S VINEYARD AT GREEN ISLAND

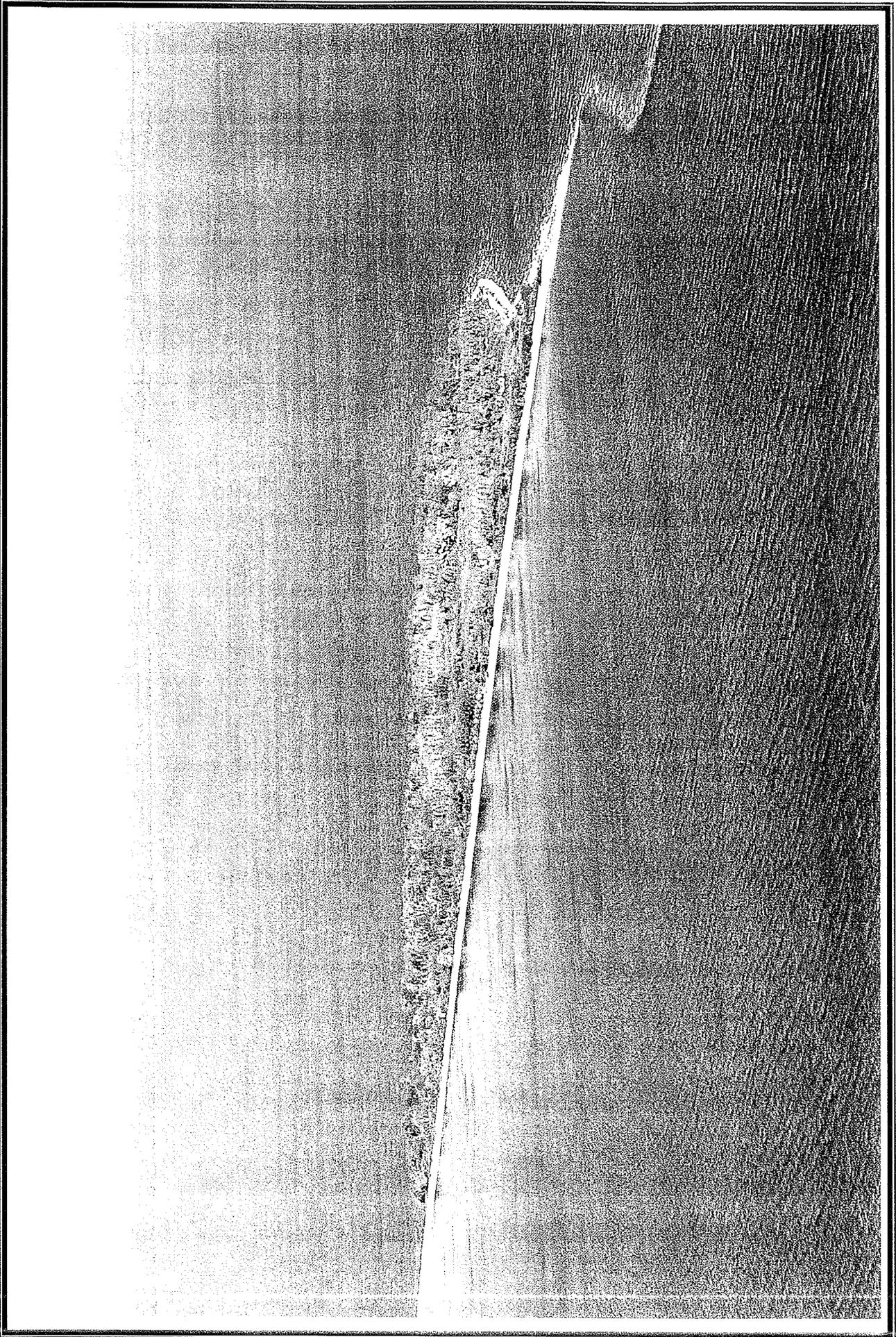
EXECUTIVE SUMMARY

December 20, 2010

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Green Island, Green Bay, Wisconsin



Development Concept Synopsis

A perfect escape for recreation and relaxation, Anna's Vineyard at Green Island will offer beautiful residential island waterfront home sites and public island resort accommodations seasoned with historical charm and a blend of resort activities and amenities sure to satisfy the most demanding tastes. Anna's Vineyard will become a regional destination combining the intrigue and allure of an island getaway with the quaint yet stately ambience found in the harbor towns of the Bay region.

Travelers to the island will arrive by Ferry, private boat, or helicopter. A new Marina and Ferry Dock will feature the following:

- 4,100 SF Ferry Terminal with offices, guest plaza and information kiosk.
- 84 boat slips with 40 assigned slips and 44 public slips.
- Marina will be listed as a State Harbor of Refuge.

Guests will have several lodging options including a Resort Hotel and Executive Retreat, private Beach Cottages, or fractional ownership Condominiums:

- 72,320 SF Three-story resort hotel featuring (40) rooms with covered porches.
- Resort pool with infinity edge, swim-up bar, hot tub, cabanas and lounge chairs.
- Conference center, fine dining, and yacht club.
- Resort Hotel during the summer season from May 1 to October 15.
- Executive Retreat and Conference Center during the winter season.

Beachfront cottages will be scenically situated near the southern shore of the Island:

- (24) 900 SF cottages with fireplaces and covered porches or decks.
- Pool and beach recreation area.
- Cottages will be sold as one-week time shares with public rentals available.

Fractional ownership, two-story Condominium Building overlooking the marina:

- (18) Condos featuring 1,500 SF interior units and 1,800 SF end units.
- Condos will be sold as one-week time shares with public rentals available.

Active recreational opportunities, tourist attractions, and shopping will include:

- 8,400 SF Tennis Club and full service resort health Spa.
- Sailing Academy with 12 reserved boat slips will offer various training programs.
- Lighthouse Historical Park - tours of the restored lighthouse and nature preserve.
- Retail center with fine dining, cafes, apparel, souvenir and specialty shops.

Anna's Vineyard will be the Island's highlight attraction, open to the public:

- 10.3-acres with vineyards and 12,000 SF winery producing a selection of varietal wines.
- Daily wine tastings in a 2,950 SF wine sales area and tours of the winery facility.
- A 2.9-acre nature Conservancy will adjoin the winery complex on the east.

A gated community of 20 single-family residential island waterfront lots approximately 1.5 acres each will run along the northern and southwestern shores of Green Island:

- Includes beach area with gazebo, cabanas, picnic tables, and barbeque pits

Other facilities serving maintenance, health and safety needs on the Island:

- Fire, medical, and security services building and ferry dock cargo warehouse.
- (32) Second floor apartments over retail areas for seasonal resident employees.

Project Valuation by Development Component

The development of Green Island will involve the creation of approximately 14 separate and distinct components, each of which will have an associated project value. Following is a list of each development component and an approximate value¹ for each component:

<u>Development Component</u>	<u>Value</u>
1. Marina	\$10,260,000
2. Ferryboat Terminal	4,712,000
3. Cargo & Distribution Facility / Emergency Services	2,185,000
4. Cart Storage Facility	577,500
5. Retail Center	9,375,000
6. Tennis Club & Spa	8,849,250
7. Anna's Vineyard	3,575,000
8. Resort Hotel & Executive Retreat	14,146,100
9. Sailing Academy	1,443,750
10. Beach Cottages Time Share	6,451,500
11. Fractional Ownership Condominiums	6,739,800
12. Single-Family Residential Island Waterfront Lots	15,900,000
13. Parks & Conservancy Areas	3,218,000
14. Lighthouse Historical Park	<u>1,990,500</u>
Total Project Value	\$89,423,400

¹ Approximate values were arrived at using either a replacement value approach, or a project capitalization approach based on estimated net income using a cap rate of 8 percent.

Economic Impact

Of the 14 overall Green Island project components identified on the previous page, 11 components will generate significant income from either a) ongoing seasonal operations, or b) unit sales of condominium time-shares or single-family residential island waterfront lots.

GROSS REVENUES FROM SEASONAL OPERATIONS (ANNUAL)

<u>Development Component</u>	<u>Gross Annual Revenues</u>
1. Marina	\$857,000
2. Ferryboat Terminal	1,077,000
3. Retail Center	5,000,000
4. Tennis Club & Spa	2,022,680
5. Anna's Vineyard	625,000
6. Resort Hotel & Executive Retreat	3,233,400
7. Sailing Academy	330,000
8. Beach Cottages Rentals	449,000
9. Fractional Ownership Condo Rentals	395,000
10. Lighthouse Historical Park Tours	<u>455,000</u>
Total Gross Annual Revenues	\$14,444,080

GROSS REVENUES FROM SALE OF TIME-SHARES AND ISLAND WATERFRONT LOTS

<u>Development Component</u>	<u>Gross Sales</u>
8. Beach Cottage Time-Share Sales	\$4,488,000
9. Fractional Ownership Condo Time-Share Sales	5,016,000
11. Single-Family Residential Island Waterfront Lots	<u>15,900,000</u>
Total Gross Sales	\$25,404,000

Community Benefits

JOBS CREATION

The Green Island project will have a significant and positive impact on the local economies of Brown County, Marinette County, and Door County, Wisconsin. The implementation and construction of the island infrastructure and buildings is anticipated to take up to three years to complete and will provide construction jobs for over 250 workers in over 25 trades during the implementation period.

Once operating, it is estimated that 149 jobs will be created for business operators, vendors, resort employees, vineyard workers, and service personnel.

TAX REVENUES

Based on the Project Valuation of all the Green Island project development components calculated to be \$89,423,400 (see page 4), it is estimated that the project will generate approximately \$1,271,872 in annual property taxes. *(Based on Marinette County mill rate of \$0.01422303)*

Based on the Gross Revenues for Seasonal Operations calculated to be \$14,444,080 (see page 5), it is estimated that the project will generate approximately \$794,424 in state sales taxes annually. *(Based on state sales tax rate of 5.5%)*