

David L. Good
94500 N Ladd Street
Bayfield, WI 54814

October 19, 2010

Bayfield County Planning and Zoning Committee
PO Box 58
Bayfield, WI 54891

Dear Honorable Committee Members:

RE: CFS, LLC Conditional Use Permit for Private Airstrip and Hangers in the Town of Russell

I am writing as a resident of the Town of Russell to express my support for the Conditional Use Permit for the CFS, LLC private airstrip and hangers and to ask that you approve the Conditional Use Permit.

I have heard an excessive amount of misinformation regarding this project and have heard many misinterpretations of how this project violates the Comprehensive Plan. I was the Chairman of the Committee that developed the first land use plan for the Town of Russell and attended the meetings to develop the Town of Russell Comprehensive Plan. As a former County Board member, I am also familiar with the Bayfield County Comprehensive Plan.

I believe that this request for a Conditional Use Permit is substantially in compliance with the Town of Russell Comprehensive Plan. The following are examples of why I believe this to be true.

1. Area for this airstrip and hangers is designated Rural Moderate Residential (RMR) on the Land Use Map— The Town Board had recommended the zoning be modified on this development in 2008 and it was. The discussion for development at the time included an airstrip and hangers, along with residential and other business uses. When the Land Use Map for the current Comprehensive Plan was approved in late 2009, the Town Board supported this designation, RMR, as the predominant use for the property. It was the only Land Use Classification that made sense of the predominant use. The Town Board was aware of the proposed development when RMR was assigned. Again, based on Bayfield County Zoning Ordinances, an airstrip and hangers are allowed uses on this classification. If a land use classification restricted development to only the designated description, a residence could never be built on land designated as agriculture or forestry. This is not the case. Nor is it the case for this project. The Land Use Map supports approval for this project.
2. Impacts to “Rural Character” in the Town of Russell – Rural character is defined as a “relatively undeveloped place”. Currently, two-thirds of the Town is a “relatively undeveloped place”. Based on this definition, it consists of Bayfield County Forest Lands, Red Cliff Band of Lake Superior Chippewa Tribal Lands, Apostle Islands

National Lakeshore Lands and Wisconsin DNR Lands. As such, this development will not adversely impact the overall "Rural Character" of the Town with our remaining vast amount of undeveloped and protected lands. This is not the only remaining undeveloped land in the Town. Rural Character will be maintained in the Town and this is consistent with the Comprehensive Plan.

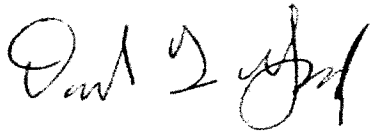
3. Impacts upon wetlands – The relocation of the airstrip to the current proposed site greatly reduced the amount of wetlands impacted from earlier proposed designs. Various alternatives were evaluated and I believe this is the best location on the site. As such, the impact on wetlands has been minimized and is consistent with the Comprehensive Plan.
4. Are other areas of the Town maybe more suitable for this type of development – Adversaries of this project have cited that Red Cliff proper is a more appropriate location for this type of development. The Town Board and the Comprehensive Plan for the Town of Russell have no applicability over any Tribal Lands, their use, and development making this a moot point. Based upon the high percentage of lands not on the tax rolls, 65%+ and not subject to development, there is very limited amounts of land and sites within the Town that could support this type of development. Within the Town of Russell and Town of Bayfield, we see development currently focused on high land with potential for views of Lake Superior. This site is one of those suitable for development to meet the needs of people immigrating to the area. The Comprehensive Plan states that development should be allowed while preserving Rural Character. I believe this will occur.
5. Impacts to infrastructure (roads and bridges) – This site is currently located a short distance, 0.5 mile, off an all weather State Highway. The WI DOT has plans to resurface this section of highway in the next few years. The bridge on the south end of Compton Road on Valley Road in the Town of Bayfield, is scheduled to be replaced with a new arch span open bottom culvert (fish friendly) during the summer of 2011. Compton Road is gravel and was recently improved by the Town with new culverts and improved drainage. The gravel road is in excellent shape and should not be detrimentally impacted by this development. Most of Valley Road which turns to Compton Road in the Town of Bayfield is blacktop.
6. Intergovernmental cooperation with the Town of Bayfield – The Town of Russell has extended an offer to the Town of Bayfield to meet and discuss this issue of mutual concern. To date, the Town has not had a response from the Town of Bayfield. The Town of Russell and Town of Bayfield have had a long term relationship of intergovernmental cooperation. They have mined and crushed gravel as a joint adventure, co-owned equipment shared between the Towns and more recently, have embarked on another cooperative gravel mining and crushing operation.
7. Water quality issues from this proposed development – I believe that the WI DNR and the Army Corp of Engineers have the authority and power to issue or not issue permits for this project to ensure our water quality and natural resources are protected. This issue is beyond the jurisdiction of the Comprehensive Plan.
8. Population growth and the impact on emergency services – The Town of Russell has been growing at an average of 32 people per year for the last 10 years. The additional population from the potential development will have minimal impact on emergency services.

9. Protection of natural resources (plant & animal) – The property was dramatically impacted by a logger prior to being obtained by the current owner. I would have liked the property to stay in the Managed Forest/Forest Crop Program. However, the land was sold, withdrawn from the forest management program, and for the most part extensively harvested of merchantable timber and then resold to the current owner. Development, done appropriately, is most likely an appropriate use for this land. The Town of Russell Zoning Overlay District will drive preservation of some portions of this project based upon planned residential densities. With the 20-acre minimum lot size requirement in the Town, only 18-20 residents would be allowed without a preservation component. In either case, environments for plants and animals, will be improved.

Again, many interpretations are being made regarding the wording in the Comprehensive Plan. Most of these interpretations are literal and absolute, without the knowledge of the process and discussions held to reach that wording. The Comprehensive Plan is not intended to stop development but to guide it in a direction the people of the Town can support.

Thank you for your consideration of this information.

Sincerely:

A handwritten signature in black ink, appearing to read "David L. Good". The signature is written in a cursive style with a large, stylized initial "D".

David L. Good