

Town of Maiden Rock Comprehensive Plan Committee Minutes for July 7, 2025

Members attending: Carl Nelson, Terry Timm, Randall Erickson, Chris Martin, Charlotte Randers, Judy Krohn. Mary Anne Wise was unable to be with us; Town Chair Jerry Duden was in attendance. Also attending by per our committee's request were Andy Pichotta, Pierce County Director of Land Management and Adam Adank, Pierce County Zoning Administrator.

Carl called the meeting to order, and the Pledge of Allegiance was recited. Randall Erickson posted the meeting notice in 3 locations, as required. Carl stated that updating our Comprehensive Plan helps future leaders make appropriate decisions for land uses, permits, etc. We talked about the Pierce County Zoning Map that was presented—the Town of Maiden is different from most other Towns in the County—it is density-based zoning. Our Town has adopted an Ag-Residential Zoning, with a 1 acre minimum lot size.

SINCERE APOLOGIES! My remaining notes are wide ranging (as was our discussion) and I don't quite know how to put them into a context that makes much sense to me. Here's what I wrote down:

ETZ—Extra Territorial Zoning gives local villages or cities control over surrounding lands for infrastructure improvements.

Anything (land use for construction?) under 15 acres requires a Certified Survey Map—to assess slopes, buildable locations, wetlands, flood plains, septic system permits

Towns have the ability to adopt a subdivision ordinances and create minimum lot sizes. Transfer density can be done between continuous parcels.

Any changes to re-zone a parcel must be based on Town's Comprehensive Plan. If the County wants to adopt a re-zone, 1/2 of residents have to approve.

Towns have Conditional Use Permits (CUP), tailored to land and potential uses, in order to mitigate negative consequences. In our town, CUPs have been issued to "Maiden Wood" event center, "Running Dog Ranch" event space, Silica Sand Mine. Other similar entrepreneurial enterprises (Ag. Business, Ag. Tourism) also require CUP; Campground, Short Term Rentals, Event Centers, Industrial infrastructure.

Andy Pichotta: "There is no "Comprehensive Plan Police"—we can revise our plan according to our survey results, changes we see on the horizon. We can send our final draft to Andy for review.

"Homeowner Bill of Rights"—rules based on facts, not perceptions. Should be based on health and safety that cannot be mitigated.

Status of Sand mine was discussed—their CUP expires soon. DNR (Reed Gronski) is monitoring the bat population

Draft of "Farmland Preservation Ordinance" is available on the County Website—soon to be adopted by County Board.

Our next meeting to continue our review of the Plan is Monday, August 4, 6:30 p.m. Carl will send out agenda, Randy will post the notice.

Randy made a motion to adjourn, Carl seconded. Meeting adjourned at 8:15 p.m.

Respectfully (and humbly!) Submitted, Judy Krohn