

City of Whitefish

Wisconsin Avenue Corridor Steering Committee

Date: Tuesday, Oct. 11
Time: 3:00 AM – 5:00 PM
Location: Mountain Harbor Club House

In Attendance: Carol Atkinson, Mary Person, Reeves Stanwood, Tom Tornow, Ryan Mitchell, Toby Scott, Maria Butts, Tim Hinderman, Kent Taylor, Pam Barberis, Karin Hilding, Andy Feury, BJ Grieve, Dave Taylor, Brian Averill, Kate McMahon, Bob Horne, Vicki Crnich – MDT via speaker phone

Discussion Items:

A. Appointment of Chair and Vice Chair

The Committee selected Rebecca Norton as Chair and Tom Tornow as Vice Chair.

B. Approval of minutes

It was noted to correct the spelling for Mary Person's name. With no other changes the minutes were approved.

C. Discussion of Public Outreach/Planning for Open House

- The Committee agreed to the date of November 9th from 5:00 pm to 7:00 pm for conducting a public open house. The Lodge at Whitefish Lake has agreed to host the event.
- The purpose of the event would be to disseminate information regarding the corridor planning process and to obtain feedback on issues and opportunities in the corridor. A number of interactive activities to solicit input from attendees were discussed. It was agreed that a conference room/ballroom would be most suitable for the event. Brian Averill confirmed the availability of the space for November 9th.
- The Committee discussed methods for publicizing the event. Dave Taylor will draft a press release that will be distributed to the newspaper and other media outlets. Dave will send the information out to the city's e-mail list and put the information on the city's web site. Each committee member was encouraged to send the press release out to their e-mail lists. Posters will be posted at various locations around the corridor and the city. Put up event signs before event on Wisconsin Avenue at various locations.

D. Review Existing Condition Maps & Issues and Opportunities Discussion Exercise

The committee reviewed maps depicting existing land use and zoning. The committee engaged in an exercise to map land use patterns, trends, issues and opportunities in the corridor including the following:

- Entryways include viaduct, Big Mountain Road and Reservoir Road

- Distinctive Segments included
 - Nature Conservancy and surrounding area
 - Transitions from more developed to rural/pastoral character north of the Lodge
 - Wetland area north of lodge
- Include gravel pit in corridor boundary
- Development Potential – Pulse Developments
 - Gravel pit/trailer park redevelop in future
 - Bonsai/McGarry's /Piggy Back/Distillery are examples of the appropriate scale of commercial development. Residential buildings that have been turned into businesses.
 - Commercial node on Edgewood
 - Commercial node on Alpine Village
- Node of Multifamily on south end of corridor by viaduct on both the east & west sides
- In-Fill Development potential
 - Remaining single family homes on Wisconsin are typically older homes that will likely transition to office or multi-family
 - The corridor plan should indicate how the community would like the corridor to transition. Types of uses? Scale?
- Add vacant land behind Piggy Back (old trailer park) to corridor boundaries
- Access Routes
 - Edgewood to city beach
 - Skyles to city beach
 - Big Mountain Road
- Multi-Family
 - Properties north of Tornow Law office have potential for multi-family development
 - Old Trailer park on Edgewood west of Piggy Back could be a higher density, mixed use development. It is walkable to downtown. It was noted that the land is zoned B-1 limited business so residential would only be permitted as part of a PUD.
 - Vacant land east of Bonsai should be included in the corridor boundaries and has potential for multi-family development.
- Examine water quality issues in the lake and how water quality is impacted by storm water run-off from the corridor.
- Redevelopment potential at the Big Mountain Intersection
- Preserve pastoral/residential feel from reservoir to Big Mountain. There are some environmental constraints in this area that will limit the level of investment. The plan should indicate this area as a stable residential area.
- Special Areas
 - Big Mountain Road intersection. There needs to be traffic control at this intersection. In the winter, during late afternoon/early evening, there is a steady stream of traffic coming down from the Mountain and it is difficult for people on residential side streets (i.e. Barkley Rd) to turn onto Wisconsin Ave.
 - Would like bike paths on both sides of the road. Right-of-way is an issue.

- Address drainage issues.
- Discuss power poles
- The area between Alpine Market and The Lodge at Whitefish Lake is a mix of stable single family and some large lot single-family. As part of planning process discuss whether large lot single-family in the corridor should be redeveloped as multi-family or preserved as open space.

E. Confirm Study Area Boundaries

- In addition to the changes noted the in the previous discussion, the corridor boundary should extend to one block on each side of Wisconsin Ave.
- Acknowledge that the activity on the corridor will have an impact on adjoining areas.
- All of WR-4 zoning on Edgewood should be included in the corridor.
- Don't split properties. Corridor boundaries should follow property lines.
- Identify some major features on the maps to make it easier to locate properties. (I.e. Ice Den, ...)

F. Discussion on next items to cover

- Review input from public open house
- Review corridor analysis map
- Visioning – Goal Setting
- At future meeting discuss Housing Needs Assessment and implications for corridor

J. Public Comment

- B.J. Grieve works for WGM and is attending meetings on behalf of Joe Gregory who is a client and property owner at Big Mountain Road and the gravel pits. They have had preliminary discussions with the city regarding the potential for a low-impact lodge at the Big Mountain Intersection. There is not a lot of details at this time.

K. Date and time for next meeting

- The next Steering Committee meeting is scheduled for Nov. 15 at 3:00 pm and will be held at the Tap House on Wisconsin Ave.
- It was discussed to put information about the project on-line and to set up an e-mail list for interested parties. The Committee can review the web site at the next meeting.

L. Adjournment

Meeting adjourned at 5:00 pm