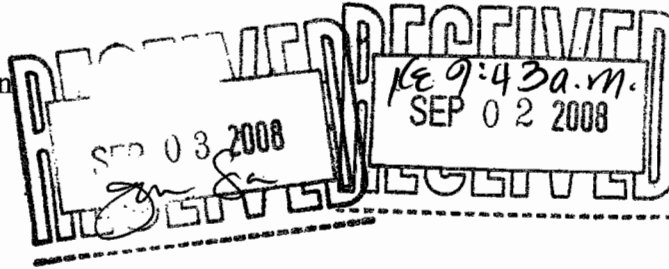


September 1, 2008

Town Planning Commission
P.O. Box 270
La Pointe, WI 54850



⑤ TB
Larry Buel
⑥ TPC
Jen
Jess

To whom it may concern,

It is regrettable that the Town Planning Commission (TPC) is attempting to make so many drastic zoning text changes all at once instead of conducting several public hearings. I am afraid this will lead to a chaotic planning process emphasizing one clear agenda – overdevelopment of the island. The goal of the TPC is in stark contrast to the general vision of the comprehensive plan, and the sentiment of many islanders. If the company line is “We are following the comprehensive plan” then it should include the overall intent of the plan and not just select sentences that are used to justify an overdevelopment viewpoint. The comprehensive plan clearly states in the vision statement: The preferred future for Madeline Island shows respect for nature, open government, social diversity, life-long learning and an economy that will sustain steady, low-impact growth of both seasonal and year-round populations.

I support the re-introduction of Home Occupation and the new Home office/Studio use. However, Home Business, which allows for greater use than home occupation, should have greater scrutiny by the TPC and adjoining property owners before being issued a permit. This could be accomplished by requiring all home business applicants to obtain a conditional use permit (CUP) or some other special use permit.

I strongly oppose the new definition of a guest house. There should be only ONE guest house allowed per land parcel, smaller in square footage than the principle dwelling and NOT for rent. Allowing an unlimited number of guest houses as rentals considering the rural character of the Island is irresponsible and not in keeping with goals stated in the comprehensive plan. Actually, having two dwellings on one lot is double density.

The new definition of multi-family dwelling is also irresponsible. Having an unlimited number of unrelated families in one dwelling and then allowing the rental of such a facility is the same as a resort, hotel, and motel being allowed everywhere. I strongly oppose the new definition and rental of such a facility as this is not low impact growth.

Resorts, hotels, motels, bed & breakfast facilities should only be allowed in the C-1 district as a CUP. They should not be allowed in either the R-1 or S-1 zoning districts as a CUP. This nearsighted approach to planning by the TPC sacrifices the existing rural residential character in favor of short term economic gain and higher density use by developers. The same is true of restaurants/taverns as a CUP in R-1, please remove.

Private and public recreation facilities need a definition. Does it include a spa, water park, golf course or campground? By including this in every zoning district, higher

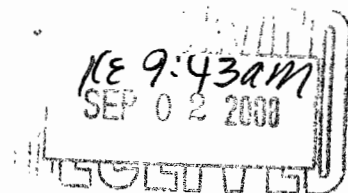
density development will negatively impact the existing low-impact growth/density in such districts. This should be removed from the ordinance rewrite.

The creation of a mixed use zone is unnecessary. Home office/studio, home occupation, and home business (with a CUP) proposed in most zoning districts make the mixed use zone a moot point. Furthermore, the absurd density of the mixed use zone guarantees land use conflicts between the long-established residential character of Middle Road and the introduction of commercial uses (light industry, resorts, motels, hotels, taverns, restaurants, retail trade, warehouses, commercial entertainment facilities, mobile home park, and public buildings, just to name a few). This is a text book example of how not to plan for cohesive development. It was unfortunate that mixed use was included in the comprehensive plan, but since this is a fluid document and is supposed to be reviewed annually by the TPC to keep it relevant, useable, and timely, I hope that mixed use will be removed forthwith. A better idea would be to extend the C-1 district out middle road to Penny Lane, then south to Mondamin Trail and back west to the marina. Home occupation should be given time to work before you jump head first into the shallow end of the pool.

Other points to strongly consider:

- 1: Clearly spell out that ONE single family dwelling is permitted per buildable lot.
- 2: Driveway access should not be a permitted use in W-P. This sends the wrong message which is that it is OK to fill in wetlands if you want to build a road.
- 3: Outdoor wood heat stoves should not be permitted in the smaller zoning districts such as R-1, R-2, R-3 and C-1 because of close proximity to neighbors and lingering smoke near the ground. This issue of air quality is due to the lower vent pipes emitting smoke. The city of Superior WI has banned use of these types of stoves due to air quality issues.
- 4: Time limits in the CUP process should remain the same. The TPC should have 30 days from the time of a CUP public hearing to meet and consider the CUP application, not the suggested 10 days. This would require a special meeting and rush to judgment of the applicant. The Town Board should have 30 days to act on the recommendation of the TPC, not 10 days. Again, 10 days would certainly require the town board to hold a special meeting to approve or deny the application ASAP. An appeal of the CUP decision by the town board should be filed within 30 days, not 15 days of the date of the town board action. 15 days is simply not enough time to gather information and hire legal counsel if the applicant or objector of record want to appeal and be properly prepared.
- 5: S-1 side yard setbacks should not be reduced from 50 ft to 30 ft. S-2 side yard setbacks should be reduced from 50ft to 30ft (not 15 feet as proposed). S-1 lot width determination should remain the same utilizing a mean lot width of 250 feet.

Overall I am disappointed that the TPC is putting the emphasis on Island-wide overdevelopment rather than conservation of our valuable and irreplaceable natural resources. This is the principle reason why residents and tourists alike enjoy Madeline Island. They don't come for excessive development, which they can find in Door



County or Wisconsin Dells. I am proud that we are different than those recreation destinations and different in the best sense. Primary attention in any zoning re-write should be given to year-round and summer residents as they are the basis for sound economic growth and development on the Island. Tourism does play a role, but should not be viewed as the only avenue for economic growth, which is evident from the proposed zoning text changes. Follow the goals, objectives and policies of the comprehensive plan, which includes but is not limited to:

- Match land use intensity with available infrastructure
- Fully consider the impacts of new development on all natural resources
- Minimize the negative effects of incompatible land uses
- Protect scenic vistas from inappropriate development
- Ensure that new development is compatible with maintaining scenic views and local character and have a low impact on the environment

I am still looking for the section that supports uncontrolled overdevelopment everywhere or the part that prevents public participation from changing the comprehensive plan (please see section 3-1 initiation of plan amendment under general provisions of the comp plan). Overdevelopment and increasing density are the issues that must be addressed and the TPC should look at both the overall intent of the comprehensive plan and public input for guidance.

If a majority of the proposed changes are still recommended by the TPC to the town board, the island clearly needs and deserves better leadership at the planning level.

Sincerely yours,


Charles Brummer



*State of Wisconsin
County of Ashland
Lori Hinrichsen, notary
My commission expires
September 27, 2009*

