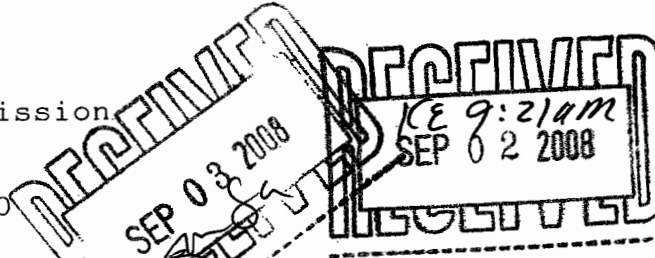


August 30, 2008

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



⑤ TB
Larry
Barb
④ TPC
Jen
Jess

Dear Commissioners:

After reviewing the agenda for this Public hearing, the future land use map from the comprehensive plan, and the 32-page document titled "proposed changes to La Pointe zoning ordinance" I have some input as a resident and property owner regarding these changes:

- 1) The proposed changes include an unlimited number of guest houses in most zones. A guest house is a privilege not a right and should be limited to one guest house per build-able lot. Also, guest houses should not be rented out.
- 2) Reducing the time frame for the TPC to make a recommendation to the Town Board for a Conditional Use Permit (CUP) application from 30 days to 10 days is wrong. Likewise, reducing the appeal period for a CUP approved by the Town Board from 30 days to 15 days is also wrong. What's the rush? Thirty days is necessary for a committee to make a decision, just as 30 days is needed to file an appeal. Any less than 30 days gives the impression that the zoning department can't vote fast enough on a CUP application and is a violation of due process.
- 3) I have spoken and written letters in the past about my objection to the mixed-use zone on Middle Road. My objection, ignored by the TPC, has not changed. Remove the mixed-use zone from the proposed zoning changes and keep Middle road zoned W-2. Additionally make certain that the zoning on Middle Road does not include resorts, hotels, motels, Bed and Breakfasts, Inns, lodges, restaurants, taverns, commercial entertainment facilities, public/private recreational facilities, or retail trade facilities as either a conditional or permitted use.
- 4) Allowing resorts, hotels, motels, and bed and breakfasts as a permitted use in the C-1 zone and as a conditional use in the R-1 zone, S-1 zone, and along Middle Road is wrong. Keep resorts, hotels, motels, inns, lodges, bed and breakfasts, and condos as a conditional use only in the C-1 zone. Even then there should be adequate offstreet parking for all of the above types of lodging.
- 5) Multi family dwellings should not be a permitted use anywhere on the Island. Perhaps as a conditional use along the golf course--using the old definition and providing adequate offstreet parking--but certainly not in the R-1, R-2, S-1, or C-1 zones or along Middle Road as either a permitted or conditional use. Furthermore nightly or weekly

multi family rentals shouldn't be allowed at all since short term multi family rental is the same as a motel, hotel, inn, or lodge.

- 6) By making "home business" a permitted use you are creating a loophole in which an applicant can circumvent the CUP process. If a business is going to locate in a residential neighborhood the residents should be aware what's going on before the employees start showing up. Take "home business" out of the proposed changes.
- 7) "Home occupation" and "home office/studio" are the only proposed changes that make any sense at all. Hopefully they will apply in all zones where a single family residence can be built and home occupation will apply only to those who claim La Pointe as their primary residence. This should help enable more people to live here year-round instead of only using a home occupation as a tax write-off at the expense of a year-round resident trying to eek out a living.
- 8) If you are ready to make such drastic changes in the zoning ordinance why not also include a square footage limit for single family dwellings, say 4,000 sq ft? Or are "McMansions" part of the comprehensive plan?

In closing the proposed zoning changes should be carefully scrutinized since they have the potential to drastically change the density of the Island we all cherish forever and once it's changed there's no going back. Wisconsin doesn't need another Door county. If the current zoning board is ready to approve all these proposed zoning changes after a single public hearing than those board members should be removed forthwith and replaced with citizens who will abide by the zoning department's bylaws and aren't in favor of ruining the Island by overdeveloping it. Remember the Island's economy isn't based just on tourism but also on the construction and maintenance of second homes. With the exception of home office/studio and home occupation the proposed zoning changes are nothing more than greed instead of need.

Yours very truly,

Paul Brummer

Paul Brummer
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State of Wisconsin
County of Ashland
Lori Hinrichsen, notary
my commission expires
September 27, 2009

