

DANIEL R. ENGSTROM & BARBARA A. COFFIN
13 DORAL ROAD
DELLWOOD, MN 55110

⑤ TB
Larry Barb
⑦ TPC
Jen Jess

August 31, 2008

La Pointe Town Board
Box 270
La Pointe, WI 54850

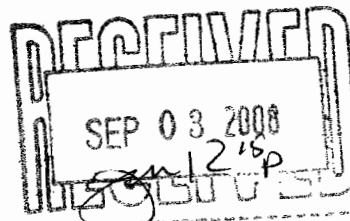
Re: Proposed changes to Zoning Ordinance; Public Hearing, September 3, 2008

As long-term summer residents of Madeline Island, we are writing to express our concerns regarding certain proposed changes to the Town of La Pointe's zoning ordinance. We are unable to attend the public hearing scheduled for September 3, 2008, and so wish to have our written comments entered into the hearing record.

As members of the Coffin family, we have joint ownership of a parcel of lake-shore land bordering Schoolhouse Road on the north end of the Island. This land has been in our family since the early 1930s and one of us, Barbara, has been coming here since early childhood, nearly 60 years now. This family property and the Island in general is very special to us, and we are concerned about the increasing development and developmental pressures on the Island that we have witnessed during our lifetime. Recognizing that growth cannot be stopped, but rather must proceed in an orderly and controlled fashion, we believe that any proposed zoning changes must keep foremost in mind preservation of the natural character of the Island and the beauty and solitude that make this such a special place. These are the very same qualities that sustain the small local businesses that serve our Island community.

An important element in the effort to maintain our Island's character is the Town's Smart Growth Comprehensive Plan. We are concerned that certain proposed zoning changes are either inconsistent with that plan or at least run counter to its intended outcome. Several, we feel, could lead to accelerated development or inappropriate uses in many zoning districts, particularly the current S-1 area where our family property is located. Our greatest concern is that the proposed zoning changes would allow/encourage expansion of rental properties in S-1 through multiple-family dwellings and guesthouses, potentially creating de facto "mini-resorts" with high-occupancy use and traffic. This type of development would no doubt increase land prices and hence property taxes, a blight under which we are all suffering. We also feel that home businesses should not be allowed in S-1, contrary to the proposed changes. We note that Home Businesses would not be allowed in any of the Residential districts; it would therefore be inconsistent to allow them in S-1. Furthermore, we would strongly appose any consideration of Resorts, Hotels, Motels in S-1 by conditional use permit (CUP). Although not included in the current list of proposed changes, we understand that the Town Planning Commission had considered allowing Resorts, etc. in S-1 by CUP in its meeting of July 2, 2008.

(over)



Regarding proposed changes in other zoning districts, we have serious concerns about the following:

- (1) Allowing Mobile Home Parks by CUP in W-1 and W-2 Wilderness Preservation Districts. This type of high-density development is totally inappropriate in W-1 and W-2 and should only be allowed in Residential districts with direct connection to the municipal sewage system.
- (2) Allowing any sort of development by CUP in the W-P Wetland Protection District.
- (3) Creating a new Mixed-use District along Middle Road.

Again, our overriding concern in questioning these proposed changes to the Town's zoning ordinance is that they will open the door to increased and inappropriate development – development that is counter to the very essence of what attracts year-round and seasonal residents to Madeline Island and that jeopardizes the long-term health of local-based businesses. We believe that these changes are inconsistent with the Town's Smart Growth Plan and request that the Town Board reject these changes to its zoning ordinance.

Sincerely yours,


Barbara A. Coffin

Daniel R. Engstrom

RECEIVED
12:01 PM
SEP 03 2008
RECEIVED
SEP 03 2008
12:12 PM