

Received 9-3-08 @ 6:24 PM
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SEP 04 2008
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Sept 3, 2008

TPC August 6, 2008
Dick Hoffmann

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Good Evening Commissioners and friends, as an average public citizen I have some concerns to share with you about the upcoming public hearing on zoning changes.

First, I thank Jessica for including public comments in the minutes.

I hope commissioners realize what a great opportunity you have to conduct the public hearing for the "Fast Tracking" thirteen (13) page recommendations revising the current zoning ordinance as outlined in the memo dated July 2, 2008 by Chair Broberg. The Town Board did the right thing in returning the thirteen (13) page document detailing the changes. By conducting the public hearing the "Commission as a Body" improves their credibility with the public. For many of you it is your first term and you may not have realized the amount of work it takes to research, understand and keep the public informed of zoning changes. Determining what is "The Best Interest of the Town" as stated in the July 2, 2008 memo, starts with recording in the minutes of the commission, what was changed.

I agree with Red & Karen

As I read the minutes for April, May and June, the minutes do not reflect in detail what was exactly approved and recommended to the Town Board. Just a motion approving revisions to section 6.10 etc. In my opinion, this procedure is irresponsible and I'm on record as stating so as a commissioner.

I am here to explain my opinion how these July 2, 2008 recommendations can be redrafted prior to the public hearing. The public expects to read or see details on all revisions!

or modified

For Example:

1. Definitions:

(a) Accessory Structure

Land use became a table and was revised to include accessory structures as a permitted use. This means that the structure would have to meet setbacks and require a permit with fees. Therefore it is not good that a land owner would have to get a permit and meet setbacks for birdhouses, birdfeeders, fences (never has been) and TV satellite dishes, these should be exempt.

(b) Guest house

The definition contains regulations and enforcement provisions (leads to confusion). All regulations should be in the text section dealing with rentals of residential dwellings and property (i.e. add section 6.11). Also, the ZA does not have the time to monitor if a unit is rented 21 continuous days or more. This should be deleted from the ZA duties.

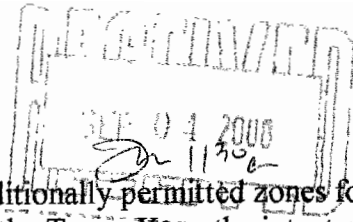
(c) Home Business

Adding a home business is new and many people have made public comments on record that they prefer to have a place on the island to repair their cars, boats, trailers and equipment. It may involve welding, painting and mechanical work. It is not the best interest of the Town Citizens to exclude these from home business.

2. Zoning District Change

Creating the mixed-use zoning district from Rice Street to South Shore Road is new information, not shared with the public. Combining Residential R-1 and Rural W-2 into a single MU Zone creates a lot of work for the commission. Notifying every landowner within 300 feet of the rezoned area is required. The land parcel size and setbacks were not identified in the July 2, 2008 table. Since then, the table was updated July 18, 2008. The MU zone does not offer the Town any new permitted land uses or conditional land uses than those already in R-1 and W-2. Why mess with the existing zones which already meet the Mixed Use intent of the Comprehensive Plan?

Concerned that the 14 pages of changes are not all of the Zoning Ord. changes submitted to General Code without public hearing input.



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3. Lands Use Table

The table does not have permitted or conditionally permitted zones for public, private or commercial schools. This is not good for the Town. Keep the intent of the Comprehensive Plan to create jobs for the residents to sustain their standard of living and permit schools as a land use. Also, Ashland County has zero setbacks in areas served by muni-sewer, so why not adopt this?

4. Home Business

Excluding home business from the residential zones R-1, R-2, R-3 and S-2 is not keeping the intent of the Comprehensive Plan.

As written, the regulation repeats what zones allow the home business, this is redundant and leads to errors in interpretation of permitted land use. The land use table should be the official permitted use format.

Those who now make a living by selling products as T-shirts, jewelry, antiques, cosmetics, home cleaning products, candy/pop, art supplies, friends art or friends crafts, could not comply with the recommendation to exclude products not produced on site. For example, Alice Cadotte could not have her garage business.

There is no definition for what "25% of the dwelling includes". If the business is in the garage how does it relate to the dwelling? Does 25% include a finished or unfinished basement, the second floor, or attic? Would it violate the commercial code if you employ (5) employees?

5. Conditional Uses

I had recommended a preliminary step in the CUP process whereby the commission approves the concept presented by the landowner, prior to recommending approval of the CUP Application. This preliminary step allows the landowner the opportunity to present a concept without engineering expenses. He also finds out early on if the town will permit the CUP. This preliminary step allows the Planning Commission the opportunity to explain what is required to get CUP approval, such as wetland delineation, erosion control plan, structural elevation drawings and scaled site plan. This is very common in other communities.

6. Lot Frontage

There is no basis for specifying that the lot frontage width must be maintained for at least 20% of the lot depth. There is no known knowledge of how this would be enforced. There is no mention of deleting the "Mean lot Width" contained in the zoning ordinance, which has no formula for determining the mean width. You must delete mean lot width before you change how to measure the lot width. You must allow developers to create new lots on a cul-de-sac. This is not in the best interest for the Town and the 20% should be deleted as well as mean width w/out formula.

7. S-1 Lot Dimension

Many of the lots in S-1 have a public road crossing the parcel. It is common in WI. for parcels to not contain a road easement. Creating two S-1 lot widths (250 ft. lake shore access and 200 ft. road access) causes confusion as to what lot width to use when the landowner owns a parcel with a public road. S-1 only extends for 525 feet from the road and this creates multiple zoning districts on one lot. Many people have complained about this at public information sessions. Large tracts of S-1 land are yet to be divided on Madeline and moving S-1 boundary to the lot lines of existing lots would be in the best interest for the community.

8. Yard Setback

The previous ZA used the edge of the road to measure yard setback. The yard setback is measured from the road right-of-way when the frontage or rear lot line is at the road. This should be added to the table to reduce confusion.

9. Signage

Home business reference to signs should be in Section 5 Signs.

This concludes my comments.

*Received @ 6:24 @ 9:30 PM and read into the record.
by Dick Hoffman PM JCC Pcs*