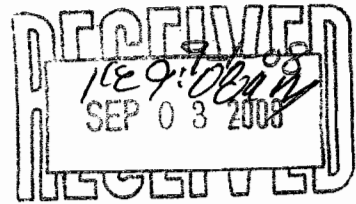


TO: TOWN of LaPointe TOWN BOARD & TPC.  
FROM: Joe McCarthy



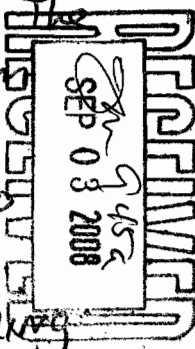
⑤ TB  
4114  
Bub  
⑤ TPC  
JEM  
JESS

SUBJECT: To be READ INTO PH meeting minutes of 9-3-08.

I don't MEAN to be disrespectful or sound condescending, Nor do I attend this meeting to START A RIOT OR Lynch mob; but the proposed text and map change that you; The TOWN Zoning & PLAN Commission have Authored & wish to send ON TO The TOWN Board for Their APPROVAL & Later Rubber stamped by The County is WAY OVER The top, PULLS out ALL The stops & opens The flood gates full tilt for UNCONTROLLED development. It's WAY too much, WAY too soon & WAY too fast.

It shows a total disregard for The Island's NATURAL beauty, ~~A~~esthetics & ENVIRONMENT which is why The people come & why we choose to Live here.

This proposed Zoning Ordinance is AN Affront to the current ordinance. It's a developer's wildest dream come true... You CAN'T be serious; You got to be joking. It's OUTRAGEOUS, what's going to happen to property values & TAXES?



I will say that I support your efforts to bring back Home Occupations on a Limited basis. It was never the intension of ZAP to deny Anyone The Right to EARN AN honest Living.

Section 13 TALKS About The establishment of A TPC for the purpose of Promoting; compatible development, esthetics, stability of property values AND to prevent imparement or depreciation of existing developments.

This proposal is just Like James WATT being secy of Interior; Raping, pillaging & plundering The NATURAL

Resources under the guise of proper management.

You're supposed to support these ideals AS GUARDIANS of the Zoning Ordinance. You took AN OATH to uphold the zoning laws & the Constitution which is supposed to be of the people, by the people & for the people... Yes you're supposed to listen to the people who elected the TB who appointed you... when you have a public hearing for a CUP; AND I won't mention ANY NAMES, where you have a overwhelming room full of objecting neighbors & property owners; yet you still choose to vote UNANIMOUSLY in favor for the CUP, AS did the TB. You ARE ABUSING your power of Authority.

CUPS change the character of the neighborhood. The Purps become the character of the existing neighborhood. CUPS + VARIANCES shouldn't be given away like candy. These people ARE getting something for NOTHING AT their neighbor's expense... AND WHAT ABOUT the REPEAL + REVISION of the permit complaint process being deleted in its ENTIRETY? You want to shorten the APPEALS process from 30 to 15 days of the decision... That's fine if you want to RAM something through... But this doesn't serve the best interests of the applicant or the adjacent land owners in all cases - But then again; when WAS the LAST time a CUP WAS denied?

The current ordinance requires ~~these people~~ proper notification to all property owners within 300' of such map changes. This wasn't done... You ~~have to listen~~ to the people.

2 of 6

There is absolutely NO way everyone who wishes to voice their thoughts can be heard tonight. These changes ARE SO VAST AND RADICAL ONE PH won't work. You need

SEP 03 2008

SEP 03 2008

SEVERAL PH'S, probably many & with fall & winter AROUND  
THE CORNER; The people won't be heard... If they ARE heard  
will you listen OR vote UNANIMOUSLY IN FAVOR ?? AS before

IT is my sincere hope that this proposed zoning ordinance  
is the result of A LACK of knowledge AND in-Experience &  
NOT the product of just plain ARROGANCE.

We don't need foxes & Coyotes guarding our hen  
house. We don't WANT to create up here what people ARE  
coming up here to get AWAY from. We don't WANT to become  
ANY PLACE USA. We don't WANT & CAN'T become ENVIRONMENTALLY  
BANKRUPT...

Sustainable development is a very delicate balance  
between the Island giving EVERYONE A living & protecting  
keeping the NATURAL beauty & ENVIRONMENT which sustains  
US ALL.

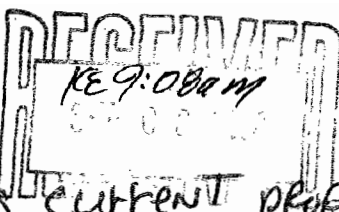
SEP 0 2 2008  
IT WASN'T THAT long ago (I'd guess 12 yrs) & MOST  
of you will remember we had a big pit for a CUP, PUD @  
the School Gym, by developers & A Respected REALTOR  
who I won't mention... They owned 66 acres along  
the North Shore Rd, about 1200' of shoreline & INLAND  
PROPERTY... S-1 zoning, 3<sup>a</sup> lot size with 250' lot width.

SEP 0 3 2008  
SEP 0 6 2008  
They proposed to have a 33 unit cluster development  
along the lake & leave the inland portion AS green space  
to accommodate the 3<sup>a</sup> lot density over all requirement...  
Well it failed miserably...

ZAP made the right decision to deny the Cup for a PUD...  
The owners later developed the area according to S-1 zoning  
& MORALS. You CAN'T expect to exchange Apples for oranges

③ ⑥ BACK THEN the ZAP committee saw the flaw in this  
type of development along the LAKE shore & changed  
the ordinance for PUDS to be allowed AS CUPS ONLY ON

IN LAND PROPERTY...



(4)

NOT ONLY DOES THIS CURRENT PROPOSAL ALLOW PUDS AS CUPS IN S-1, S-2, W-1, W-2, R-1, R-2 & R-3 BUT ALSO PROPOSES RESORTS, HOTELS, MOTELS AND BED & BREAKFASTS AS CUPS IN R-1 & S-1 WHICH USED TO REQUIRE A CUP IN C-1 ONLY; WHICH IS NOW BEING PROPOSED AS A PERMITTED USE IN C-1, & RESTAURANTS & TAVERNS AS A CUP IN R-1... LIVESTOCK IN R-1 IS NOT A GOOD IDEA EITHER.

YOU ARE ALSO ADVOCATING DOUBLE FAMILY RENTAL DWELLINGS AS PERMITTED USES IN R-1, R-2, R-3 & S-1... GUEST HOUSE RENTALS AS PERMITTED USES ACROSS THE BOARD; MORE THAN 3 RENTAL MULTI FAMILY DWELLINGS IN R-1, R-2, R-3, S-1 ALSO AS PERMITTED USES. AND IF YOU DON'T RENT & YOU SAY PERMITTED AS A CUP IN R-1, R-2 & S-1 ?? WHAT ARE YOU THINKING ??

THIS IS 10X WORSE THAN THE PUD PROPOSED IN THE MID 90'S BY A DEVELOPER.. HOW IS IT, THE TPC SUPPORTS SUCH EXTREME CHANGES? PERHAPS YOU'D LIKE TO BE SUED PRIVATELY & INDIVIDUALLY?

I NOTE THAT YOU ARE ALSO PROPOSING TO ELIMINATE THE S-0 (SHORELINE OVERLAY DISTRICT) WHOSE INTENT IS AMONG OTHER THINGS TO PROTECT SPAWNING GROUNDS, FISH & AQUATIC LIFE & CONTROL BUILDING SITES, PLACEMENT OF STRUCTURES & USES TO PRESERVE SHORE COVER & NATURAL BEAUTY... AND ALSO ELIMINATE F-0 (FLOOD HAZARD OVERLAY DISTRICT) WHICH ENSURES THAT NEW DEVELOPMENT & REHABILITATION OF EXISTING & REAL PROPERTY IMPROVEMENTS ARE MADE. I REQUEST THAT YOU KEEP THESE DISTRICTS IN THE ORDINANCE TO REMIND THE TPC & OTHERS OF WHAT YOU ARE SUPPOSED TO BE EVALUATING & CONSIDERING. (4) (b)

We haven't begun TALKING ABOUT THE UNLIMITED NUMBER OF GUEST HOUSES TO BE PERMITTED USES IN ALL ZONES EXCEPT L2.. YOU WANT THEM TO BE USED SEPARATE & INDEPENDENTLY FROM THE PRIMARY DWELLING, CONTRARY TO THE CURRENT ORDINANCE WHICH STATES ONLY "ONE". HOW MANY GUEST HOUSES WILL BE ALLOWED ON AN INDIVIDUAL PARCEL? ... AND IT CAN ONLY BE RENTED AS A FAMILY UNIT NOT TO EXCEED 21 DAYS. WHAT'S THE DIFFERENCE IN RENTING YEAR ROUND & PROVIDING AFFORDABLE HOUSING? IF THE STRUCTURE IS ALLOWED TO BE BUILT & USED AS YOU SUGGEST IT'S DOUBLE DENSITY NO MATTER HOW YOU LOOK AT IT. ONCE BUILT, THESE GUEST HOUSES AREN'T OPENING ANYWHERE. ARE THEY TO BE SHUT DOWN & WINTERIZED UNTIL NEXT SEASON? WHAT ARE YOU TRYING TO ACHIEVE HERE? WHAT ABOUT THESE DOUBLE & MULTIPLE DWELLINGS (MORE THAN 3) AS PERMITTED USES IN R-1, R-2, R-3, S-1, C-1 WITH REDUCED SETBACKS. HOW MANY IS MORE THAN 3? WHAT IS THE LIMIT? THIS IS NOT LOW DENSITY.

PERMITTED  
 SEP 03 2008  
 12:08 AM

SEP 03 2008  
 5:55 PM

LET'S TALK ABOUT S-2 ... WE ALREADY REDUCED THE LOT SIZE AREA BY 100% DOWN TO 3/4 A & 200' LOT WIDTH - NOW YOU WANT TO REDUCE THE SIDEYARD SETBACK FROM 50' TO 15' !!! AND WHERE DO YOU PROPOSE TO MEASURE THE REAR YARD SETBACK FROM? 20' FROM CTH @ ?

IT WILL LOOK JUST LIKE PARK POINT. YOU WOULDN'T BE ABLE TO SEE THE LAKE THROUGH THE BUILDINGS... IS THIS WHAT WE WANT TO SEE FROM BIG BAY TOWN PARK TO SCHOOL HOUSE @

⑤ of ⑥ W-P (wetland protection District) used to have NO permitted uses. NOW YOU WANT DRIVEWAYS; WHAT'S NEXT? I WOULD REMIND YOU THAT THIS DISTRICT INCLUDES SWAMP LANDS & AREAS WHICH HAVE A WATER TABLE AT OR NEAR THE SURFACE ALL OR PART OF THE YEAR. ITS PURPOSE IS TO PREVENT DEVELOPMENT IN AREAS "NOT CAPABLE

of supporting structural development, ② Having vegetative cover which is easily damaged or destroyed ③ providing wetlands necessary for the support of wild life ... Recreational facilities can be ANY thing. You need to pin it down & clearly define it.

Mixed use zone you say requires 5a along Middle Rd from Rice St. to SS Rd. I'm sure you must realize the current ordinance contains R-2 zoning. R-1 runs out past Jerry Dunn's. Just about ANY thing will be allowed in that zone ... AGAIN WAY too much, WAY too soon, SCALE it BACK starting @ Rice St.

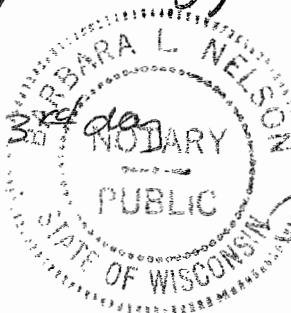
Another glaring point of concern with this proposed ordinance is that it even isn't consistent with the Comprehensive Plan in many ways. You can't use the plan sporadically & inconsistently.

This type of development will cause plenty of law suits & this town will become UN-INSURABLE which we are very close to right now.

So in closing; what is the Island to become? What do you WANT it to be? What don't you WANT it to be?

Whatever you do: don't RUIN the NATURAL character & BEAUTY. Protect the ENVIRONMENT. We can't become ENVIRONMENTALLY BANKRUPT. Development must be controlled, measured AND gradual; NOT Hog wild as you suggest.

State of Wisconsin  
County of Ashland  
Signed before me this  
9 September, 2008  
Barbara L. Nelson



Respectfully,  
DeMcCarthy  
@@@

