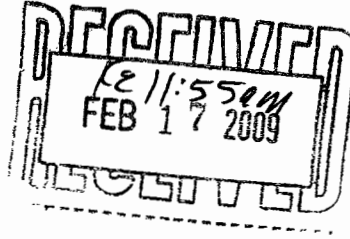


④ TPC
Jess
Jen

February 16, 2009

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

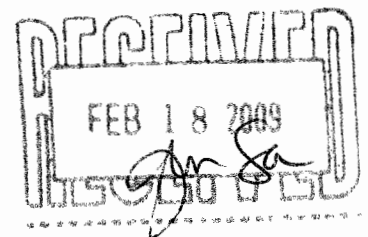


To whom it may concern,

I would like to begin by asking what was learned from the 9-3-08 Public Hearing (PH)? If you are a member of the Town Planning Commission (TPC) apparently not much. Let me recap for those of you new to the TPC. Residents and taxpayers filled the inside and outside of the Town Hall to resoundingly inform the TPC that the proposed text changes to the zoning ordinance did not follow the Comprehensive Plan or the vision statement contained therein. People left that meeting feeling confident that the next public hearing regarding zoning text changes would be much different. After all, only the village idiot would attempt to re-submit pretty much the same text changes all over again right? Well, a little more than five months later and we are right back where we left off on September 3rd. This is a waste of time. Some Islanders are frustrated and angry because they thought there would be changes from what was presented in September. Please get your act together.

Since practically nothing has changed from the September 08 public hearing to this public hearing, I am resigned to resubmit my letter of 9-1-08 (for what good it will do). I also expect that all letters and comments presented at the 9-3-08 PH be included in the record for review and consideration by the TPC and Town Board. I don't understand the reasoning behind this attempt to once again present essentially the same text changes as was previously introduced on 9-3-08. Many of the proposed text changes do absolutely nothing to strengthen the zoning ordinance and will lead to overdevelopment in areas that should remain low density and force legal challenges to portions of the zoning ordinance that are contrary to the comprehensive plan. Undermining the zoning ordinance is not part of the job description to become a TPC member. There are already enough developers and flimflam artists trying to find the next loophole in order to subvert the regulations and make a quick buck. I guess I appreciate the Island a little bit more.

I am interested in commenting on 4.3 Supplementary Regulations 3. Non-conforming (grandfathered) lots. While perhaps well-intentioned by the author, the end result is to legitimize spot zoning. Clearly the intent here is to give something of great value (i.e. creating a buildable lot from a sub-standard lot) to individuals whom would normally need a variance. I would think that neighboring property owners who have the required lot area and must adhere to the letter of the law concerning setbacks and lot width would take exception to someone who could build considerably closer to their lot line. Why wouldn't this same neighbor also seek a reduction to their own setbacks or lot area? This perceived preferential treatment of one neighbor versus another will lead to problems.



If you do decide to pass this provision, please do not allow 50% of current requirements. 75% is more than generous and the most you would currently receive from the Zoning Board of Appeals. Also, any appeal to the Zoning Board of Appeals should cost the applicant 100% of the posted fee for filing, not the reduced 50%. This would again be considered preferential treatment. What's next, a complete fee refund if the applicant is denied? Holding and posting a public hearing for a variance does come with related expenses, a cost that should be borne by the applicant who desires something of value, and not subsidized by the taxpayers.

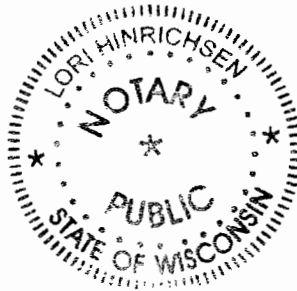
My final comments include:

- 1: Get Home Occupation back in the ordinance
- 2: I do not agree with the proposed definition of a guest house. At most, the size of a guest house should be 50% of the principle dwelling!!! And it is still double density.
- 3: Multi-family dwelling should only be allowed in certain zoning districts (C-1 or R-3).
- 4: Resorts, hotels, motels, bed & breakfast facilities should ONLY be allowed in the C-1 district as a CUP!!!
- 5: What is the definition for private and public recreation facilities?
- 6: The Mixed Use Zone is still and always will be a terrible idea on Middle Rd.
- 7: Clearly spell out that ONE single family dwelling is permitted per buildable lot.

Thank you for your time and please listen to public comment instead of viewing public hearings as just a minor inconvenience.

Sincerely,

Charles Brummer
Enclosure



*State of Wisconsin
County of Ashland
Lori Hinrichsen, notary
my commission expires 9/27/09*

