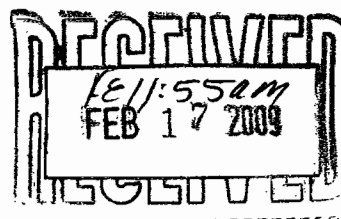


① TPC
Jen
Jess

February 16, 2009

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

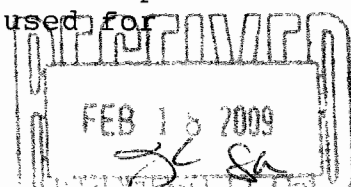


Dear Commissioners:

I have attached my 8-30-08 letter that I read into the record at the September 3 2008 public hearing. I am resubmitting it for this public hearing because very little has changed concerning the proposed zoning text changes. So you took out mobile home parks as a use in the R-2 and R-3 zones along with resorts, motels, hotels, restaurants and taverns as a use in the R-1 zone. Big deal. You are still allowing guest house rental, multiple family dwellings, and rental of multiple family dwellings (i.e. inns) in the R-1, R-2, S-1, S-2, C-1, and mixed use zone. Please take them out as either a permitted or conditional use (since we all know a conditional use is granted nearly all the time and is virtually the same as a permitted use). Furthermore get rid of the mixed use zone and keep Middle road zoned W-2. Your definition of mixed-use is "to provide for the limited and controlled expansion of business and commercial enterprise". Who decides what is considered "limited and controlled"? Is it two businesses or 2,000? Since the TPC hands out CUP's like candy at Halloween this will be nothing but a free for all. A few people talk of tapping the sewer force main that runs along part of Middle Road as a justification for rezoning this land as mixed use. If any tap of the force main fails sewer service on the entire Island is threatened. Will the advocates of tapping the force main put on the rubber boots and jump into the trench to fix any break? I doubt it. There already is a sewer extension evaluation for the Island; this evaluation should be followed concerning any future sewer service.

I must also question five other proposals in this latest zoning text change:

- 1) The supplementary regulations regarding non-conforming lots sounds a lot like "spot zoning" in which rezoning is done solely for the benefit of a few property owners and not for others in the same zone. Remember not all non-conforming lots are grandfathered. Let those with non-conforming lots apply for a variance.
- 2) I see that you list LP storage tanks and fuel oil tanks as an accessory structure allowed without a land use permit if used for heating. What if the LP or fuel oil tank is used for a standby generator or an LP tank that is used strictly for cooking--will they then need a land use permit? My suggestion is to take out the language "...used for



heating"

- 3) What the heck is the "senic shoreline preservation overlay area"?
- 4) If the lakeshore landowners between the Beach Club and the Pub don't want multi-family dwellings or rentals of multi-family dwellings and petition the TPC to keep such uses out of this area, will the TPC grant them their wishes?
- 5) It's nice to see a limit on the number and size of guest houses, but it's still too much. If you have a 10,000 sq. foot principle dwelling you can also have a 10,000 sq. foot guest house--that's double density. Require that guest houses can't exceed 50% of the principle dwelling and they can only be rented in conjunction with the principle dwelling.

In closing I hope that you will review all the letters you received for the 9-3-08 public hearing since I see very little change between this zoning scheme and the one proposed on 9-3-08. In both proposals you go way beyond the comprehensive plan in order to further your own personal goals. As I said in my 8-30-08 letter this is nothing more than greed instead of need.

Yours very truly,

Paul Brummer

Paul Brummer
 P.O. Box 67
 La Pointe, WI 54850



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

