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February 18, 2009

Town Plan Commission
Box 270
La Pointe, Wisconsin 45850

Dear Commission

Please read into the record for the Public Hearing of February 18, 2009 regarding La Pointe Zoning Ordinance proposed text changes.


My input is regarding the new, proposed MU Mixed Use Zone District, and have three comments related to it.

First of all, I am a little confused how the TPC can introduce changes to the text that include map changes without providing a map with the changes. I feel this is improper.

I am in favor of the new MU District concept, as laid out in the Comprehensive Plan. This district is a result of very much discussion and public input. The commercial district downtown is adequate and compatible for some commercial uses, but there are some commercial uses that many feel do not belong in the downtown area and this has been proven by the denial of some permit applications. Some businesses deemed undesirable for the downtown area may fit in on Middle Road, which already has permitted Conditional Uses and Home Occupations for commercial type businesses and questionable commercial type operations as well.

I think there is a question of how far it should go out Middle Road. The map from the Comp Plan has it into Russell Bay (Chebomnicon Bay) and I think that was because of the fact there was a coffee mill already in place. It might be in the best interest of property values to keep this zone off of the lake. Perhaps there could be two phases of the zone, one from Town to Madeline Island School of the Arts, since there are already of commercial type enterprises to this point. Or just take it from Town to South Shore Road and be done with it. I believe the zone should be limited to properties where access is provided by Middle Road and not extend more than 1300 feet from the road, unless it was some type of agricultural use.

Respectfully


Keith Sowl

