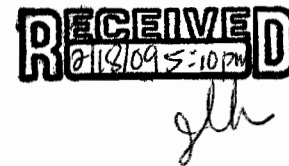


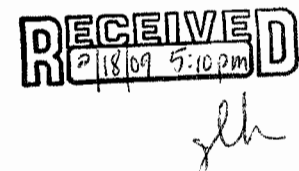
February 18, 2009  
Town Plan Commission  
Public Hearing

Camping on Private Lands  
Non-Conforming Grandfathered Lots  
Zoning Districts  
Definitions



# Zoning Ordinance Change Process

- The Planning Commission action is to make a “recommendation” to the Town Board
- The Town Board may accept, reject or change the Commissions recommendation
- A decision by the Town Board is forwarded to the Ashland County Board for review and approval
- Appeal of the “decision by the Town Board” is via a petition to the Circuit Court



# Comprehensive Plan Goals, Objectives & Policies

- Economic Development
  - Allow home occupation in residential areas
  - Encourage development of small businesses
  - Increase Commercial Zone area (adjacent to main roadways per “Future Conditions Land Use Districts)
  - Establish Mixed Use Zone
  - Promote more businesses related to (quiet sports)

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# Non-Conforming Grandfathered Lots

- Applies only to lots created prior to zoning
- Allows for reduction of setbacks proportional to dimensional deficiency up to 50% without need for variance
- Allows for reduced cost of variance if “hardship” was imposed by ordinance change.

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Town of LaPointe

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Zoning Schedule-Lot Dimensional Requirements

Zoning District	W-1	W-2	R-1	R-2	R-3	S-1	S-2	C-1	L-Z	MU
Building Height (feet)	35	35	35	35	35	35	35	35	35	35
Minimum Required Lot Area **	20 A c r e s	5 A c r e s	1 Acre	9600 S q F t	9600 Sq Ft	3 Acres	30000 S q F t	9600 Sq Ft	4250 Sq Ft	5 A c r e s
Minimum Lot Frontage Width (feet)*										
Road Access	660	330	150 or	80 or	80 or	<b>200</b> or	200 or	80 or	50	330
Lake Frontage	N/A	N/A	150	150	150	250	200	150	N/A	N/A
Yard Setback (feet from property line)										
Frontage										
Road Access	75	60	<b>40</b>	30	20	60	<b>60</b>	5	5	60
Lake	N/A	N/A	75	75	75	75	75	75	N/A	N/A
Side	75	50	<b>20</b>	10	6	<b>40</b>	<b>20</b>	10	10	50
Rear	75	50	<b>30</b>	25	20	<b>40</b>	<b>20</b>	10	10	50

# S1 District Setback Change

(3 Acres)

- Present Setback

- Side = 50 feet

- Rear = 50 feet

- 59655 Sq Ft Buildable/130680 = 46%

- Proposed Setback

- Side = 40

- Rear = 40

- 69309 Sq Ft Buildable/130680 = 53%

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# Madeline Island Land Use

(Per Comprehensive Plan)

District	% of Island (Approx)
Conservancy, State Park, Town Park	36.3%
Wilderness (W1& W2)	31.9%
Tribal	1.4%
Shoreline (S-1)	18.2%
Shoreline (S-2)	.9%
Residential (R-1)	2.9%
Residential (R-2)	.6%
Residential (R-3)	1.1%
Commercial (C-1)	1.1%
Light Industrial (LI)	.9%
Multiple Use (MU) (proposed)	4.5%
Total	99.8%

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