

minutes approved as submitted 01-16-08

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**Town of La Pointe Zoning
Town Plan Commission Public Hearing
January 2, 2008**

Town Plan Commission (TPC) Members Present: Barb Christensen; Chair, Ric Gillman; Vice-Chair, Mike Starck, Lois Carlson, Beth Fischlowitz, Carl Broberg (6)

Town Plan Commission Members Absent: Dick Hoffman (1)

Public Present: Kevin Buzicky, Judy Hable, Bill Hable, Stephen Schraufnagel, Chris Thompson, Kenneth Peterson, Paul Brummer, Charles Brummer, Suellen Soucek, John Soucek, Keith Sowl, Warren Anderson, Tina Nelson, Todd Carlson (14)

Town Staff Members Present: Jennifer Croonborg, ZA

Public Hearing was called to order at 5:00 PM

TPC Chair, B. Christensen, reads the Agenda into the record, she notes that it was published as a Class 2 notice and property owners within 300 feet were notified and sent copies of the plan.

Chair reads a form letter that was submitted to Commission Members from Concerned Madeline Island Yacht Club (MIYC) Members in opposition to the proposed CUP. The following were signees of the form letter, whose names were read into record:

Undated

- 1. Chris McCue & John Slater

12/27/07

- 2. Thomas A. Foster
- 3. Judith Forbes & David Miel
- 4. Joe & Della Boles
- 5. Jerry & Beth Speckien
- 6. Arthur W. Kaemmer, M.D.
- 7. James W. May
- 8. James Dresen

12/28/07

- 9. George Haecker
- 10. Linda & Keith Donaldson
- 11. Joe O'Brien
- 12. John-Paul Jamison
- 13. Donna W. Woods

12/29/07

- 14. Arthur O. Edwards

12/30/07

15. Lawrence R. Harris

12/31/07

16. Edward A. Michael

17. Douglas A. Spaulding

Submitted same form letter, but wrote own comment in favor of MIYC CUP:

12/28/07

18. Joe Davis

Submitted letter regarding objection to proposed MIYC CUP:

12/31/07

19. Robert Hartzell

Form letters submitted but not read into record:

12/27/07

20. Frank B. Martin

12/28/07

21. Christine Soderling

Stephen Schaufnagel of C&S Design and Engineering in Ashland made a presentation for the MIYC CUP as to see what concerns the public may have. C&S has been working with the MIYC for the past year on the plans for their additional storage on MIYC premises. Some of the points he made were:

- The Building Commission for the MIYC requires some more inside storage.
- The 10,000 square foot storage building they are proposing will be attractive and complimentary to existing storage/repair building, be close to the road, and will meet all required setbacks.
- The plans are contingent on (1) approval of the State of Wisconsin and (2) meeting requirements and setbacks of Ashland County including wetland areas and high water levels and (3) receiving the CUP from the TPC and (4) complying with the DNR's requirements for storm water runoff and erosion control.
- Schaufnagel presented the following photos to the public:
 1. The existing MIYC storage/repair building
 2. An aerial view of the proposed building area- "the bone yard"
 3. The Bayfield Boat Museum
 4. Coast Guard storage building on the lake
- Schaufnagel feels having a mixed use in the community is a good thing and could really benefit our community.

Chair asks if there is any public comment.

Jen Croonborg questions the correct elevation of the site leading to a discussion on flood plane elevation.

Schaufnagel states they will meet the Ashland County shoreline requirements.

Paul Brummer feels that if the MIYC Members want this they should be granted the building permit or storage building as long as it meets setbacks and is used for Yacht Club storage, not that it turns into mini-storage for the general public. He also feels that requiring the MIYC to apply for a CUP is an undue burden to them. If they are only going to store the boats that are already stored on that parcel, which is located in a commercial zone, then what is the harm? Parking and other density issues shouldn't be an issue since this is only for storage, not for multi-family homes, condominiums, or condotels that will only increase traffic and congestion to this area.

S. Schaufnagel ends his presentation at 5:22 PM.

Keith Sowl would like to see it more aesthetically pleasing if possible like the Bayfield Museum. As the Town Foreman he agrees with R. Hartzell's letter in that the plan is vague and drainage and traffic issues are not addressed. It should be considered that boats will be stopping in the road while loading and this will create traffic. He thinks the building perhaps could be moved more to the north to get away from the road. He would also like to see more trees planted in the area.

Charles Brummer agrees that as long the building is used for storage it should be permitted. He also feels that if it is aesthetic and meets all setbacks and height requirements then he is in favor of the plan moving ahead.

K. Sowl is concerned that due to elevation compensation they will lose area for storage as well as big boats will have trouble crossing the bridge.

S. Schaufnagel contends that MIYC members need to come together and resolve what to do in this matter.

Warren Annerson states that he sees no threat of traffic congestion due to the storage building. He also claims that the area in question is filled with beach sand and is equipped with a drain field underneath on the east side.

S. Schaufnagel concedes that the ground is as such, but that still they must comply with DNR requirements.

Bill Hable feels that the traffic in that area is seasonal.

Public Hearing adjournment at 5:30 PM

**Town Plan Commission Public Hearing Minutes respectfully submitted by the TPC
Recording Secretary Jessica L. Hatch on Tuesday, January 08, 2008.
Minutes approved as submitted by Jessica L. Hatch on Wednesday, January 16,
2008**

