

**Town of La Pointe Zoning  
Town Plan Commission Public Hearing  
January 12, 2012**

**Town Plan Commission (TPC) Members Present:** Ted Pallas, Chair, Charles Brummer, Vice-Chair, Larry Whalen, Suellen Soucek, Greg Thury, Carey Baxter, Joan Martin (7).

**Town Plan Commission Members Absent:** none.

**Public Present:** Mike Starck, Paul Brummer, Cile Naumann, Elaine Nelson, Jay Westfield, Lois Carlson, Greg Nelson, James Patterson, John Soucek, Charles Meech, Linda Fuller, Ham Ross, Evan Erickson, Burke Henry, Marcia Henry, Michaela Montagne, Zach Montagne, Meg Brown, Bill Defoe, Arnie Nelson, Chris Wolfe, Beth Fischlowitz, Troy Nelson, Bob Hartzell, Ed Kale, Gary Russell (26, sign-up sheets attached to these minutes).

**Town Staff Members Present:** Jennifer Croonborg-Murphy, ZA, Margaretta Kusch, ZCA (2).

**I. Call to Order/Roll Call**

Chair Pallas called the Public Hearing to order at 5:00 PM at the La Pointe Town Hall. Roll call reflected members present or absent as recorded above.

**II. Confirm Posting & Publishing**

J. Croonborg-Murphy states that posting and publishing have been correctly done and that the records and affidavits are attached to these minutes for public viewing.

**III. CRAFTIVITY INC. APPLICATION TO AMEND THE 2008 CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 978 MIDDLE ROAD, LP#014-00178-0200.**

**AMENDMENTS REQUESTED:**

- **Three (3) additional “Cabins”, approximately 1,600 square feet each, to accommodate a total of twenty-four additional students**
- **One (1) two-bedroom Caretaker’s Residence, approximately 1,240 square feet, to accommodate a 24-hour caretaker and an additional teacher**
- **Add approximately 216 square feet to the Administrative/Classroom Building to total approximately 1,080 square feet.**

Charlie Meech gives a presentation outlining the history of Craftivity, Inc.’s past Conditional Use Permit amendments as well as detailing the requests in the present Conditional Use Permit amendment application.

- The original Conditional Use Permit was approved in May of 2001 and allowed for a school to be established at the site.
- The first amendment to the Conditional Use Permit was in 2004. It allowed for two classroom buildings and one administrative building.
- The second amendment to the Conditional Use Permit was in 2006. It allowed for an amendment to the barn-like building, a deck for the farmhouse, rebuilding of outbuildings, and an increase in the size of the two classroom buildings.
- The third amendment to the Conditional Use Permit was in 2008. It allowed for the construction of three cottages for student housing, due to the lack of rental availability on the island.
- This amendment (as detailed above in item III header) is to add square footage to the administrative building, construction of one Caretaker’s residence, and three additional cabins.

Mr. Meech outlines Craftivity, Inc.'s calculation of the economic impact the Madeline Island School of the Arts on the local economy. A combination of money spent on catering, off-campus lodging, ferry costs, restaurant patronage, septic and other island services, and local shopping by students totals around \$131,000, and that figure tripled for velocity equals \$393,000, according to Mr. Meech.

Chair Pallas opens the floor for comments at this time.

Lois Carlson reads aloud a letter she has submitted (attached to these minutes and part of the permanent record). She supports approval of Craftivity, Inc.'s application.

G. Thury reads Gary Russell, Robin Trinko-Russell, and Mike Radtke's letter (attached to these minutes and part of the permanent record). They support approval of Craftivity, Inc.'s application.

G. Thury reads Gina and Howard Russell (attached to these minutes and part of the permanent record). They support approval of Craftivity, Inc.'s application.

G. Thury reads Keith and Carol Sowl (attached to these minutes and part of the permanent record). They support approval of Craftivity, Inc.'s application.

G. Thury reads Margie Frederickson (attached to these minutes and part of the permanent record). She supports approval of Craftivity, Inc.'s application.

G. Thury reads Amy Laing (attached to these minutes and part of the permanent record). She supports approval of Craftivity, Inc.'s application.

G. Thury reads Sara Owen (attached to these minutes and part of the permanent record). She is opposed to approval of Craftivity, Inc.'s application.

G. Thury reads Pat and Doug Spaulding (attached to these minutes and part of the permanent record). They support approval of Craftivity, Inc.'s application.

G. Thury reads Barbara and Douglas Harding (attached to these minutes and part of the permanent record). They support approval of Craftivity, Inc.'s application.

The Zoning Administrator states that there are also emails that have been received regarding the application that aren't signed, so aren't being read into the record tonight. However, they are available to view at the Town Hall and are part of the permanent record.

Chair Pallas asks Mr. Meech if this is going to be the last amendment to the Conditional Use Permit, or rather, is there room for any more buildings at the site. Mr. Meech replies that there is a proposed greenhouse, but that is already permitted.

Ed Kale states that the local economy is doing better than many other places in the country, and he would like to thank MISA for their contribution to it.

Marcia Henry reads aloud a letter she has submitted (attached to these minutes and part of the permanent record). She supports approval of Craftivity, Inc.'s application.

Burke Henry reads aloud a letter he has submitted (attached to these minutes and part of the permanent record). He supports approval of Craftivity, Inc.'s application.

Arnie Nelson states that he supports Craftivity, Inc.'s application. He feels that MISA is a beautiful place and that the island needs more businesses like it. He also feels that the application should allow for more flexibility for MISA to hold events such as the Chef's Expo and the Madeline Island Wilderness Preserve's annual fundraiser.

Elaine Nelson states that she is opposed to any further development at MISA.

Mike Starck states that he supports Craftivity, Inc.'s application. He also feels that the application should allow for more flexibility for MISA to hold events and that Craftivity, Inc. should be able to make amendments to their Conditional Use Permit in the future as well.

Linda Fuller states that she supports Craftivity, Inc.'s application. She is also in favor of an "events addendum" as proposed by A. Nelson. She doesn't feel that there is a venue on the island sufficient to host large events.

Michaela Montagne states that she supports Craftivity, Inc.'s application. She also states that the Pub served food to MISA students almost every night of the summer.

Zach Montagne states that he supports Craftivity, Inc.'s application. He feels that if the Town supports Biker Weekend, it should support an arts school as well.

Evan Erickson states that he supports Craftivity, Inc.'s application.

Bob Hartzell states that he supports Craftivity, Inc.'s application. He also feels that the application should allow for more flexibility for MISA to hold events. He states that the Pub's revenue rose in 2011 due to food served both at the restaurant to MISA students and catered at the school itself. He thinks that the addition of extra cabins and classrooms could help to extend the season on the island.

The Zoning Administrator asks Mr. Meech whether the proposed and/or current cabins are 4-season. Mr. Meech responds that they will be/are.

C. Brummer notes that the original Conditional Use Permit allowed only for existing buildings at the site.

Paul Brummer reads aloud a letter he has submitted (attached to these minutes and part of the permanent record). He does not support Craftivity, Inc.'s application.

Meg Brown states that she is opposed to approval of Craftivity, Inc.'s application. She feels that each amendment application comes with the promise of MISA's success only if the amendment is approved. She doesn't feel it is the Town's responsibility to ensure a business's success.

Jim Patterson asks how many prospective students MISA had to turn away in the past year due to lack of housing. Mr. Meech responds that no one was turned away; they were just forced to find accommodations elsewhere on the island.

L. Carlson notes that MISA students lodging elsewhere take rooms away which tourists to the island would otherwise be staying at.

Chris Wolfe asks if the proposed Caretaker's residence location at the site is able to be moved. C. Meech responds that it could be, and would require a Land Use Permit amendment, not another Conditional Use Permit amendment. She states that she's not opposed to the School itself, but she is opposed to the addition of more buildings at the site, because of opposition from MISA's neighbors to such construction.

Troy Nelson states that he's also speaking for Monica Nelson. They are neutral in attitude to the School, but want this to be the final amendment. They do not want the School to become any sort of events center, a hotel, motel, or conference center. He notes that there were cars parked on his property this past summer during an event at MISA.

Chair Pallas states that the Town Plan Commission will make a decision on the application at their next meeting on January 19, 2012.

#### **IV. Adjournment**

G. Thury moves to adjourn. S. Soucek seconds. All in favor, 7 aye. Motion Carries. Meeting ends at 6:10 pm.

**Town Plan Commission draft minutes are respectfully submitted by Margaretta Kusch on January 16, 2012.**

**Town Plan Commission minutes approved as submitted by M. Kusch, ZCA on January 19, 2012.**