

**TOWN OF LA POINTE
SPECIAL TOWN BOARD MEETING
FRIDAY, JUNE 10, 2011
IMMEDIATELY FOLLOWING A SPECIAL TOWN MEETING
REGARDING THE CONDITIONAL USE PERMIT
FOR BIG BAY TOWN PARK**

Called to order at 6:49 PM

Present: Beth Fischlowitz, Jim Patterson, Greg Nelson, Ham Ross, Larry Whalen

Dept. Heads Present: Keith Sowl, Ted Pallas

Public Present: Glenn Carlson, Mike Starck, Michael Childers, Charlie Meech, Joe Berghammer, Charley Brummer, Paul Brummer, Carey Baxter, Greg Thury, Joe Noha, Ed Musik, Julie Schmitt, Judi Patterson, Gwen Smith-Patterson

I. Augusta, Wisconsin, Fourth Grade Historical project: Clerk is directed to send a letter to the Fourth Graders congratulating them on a job well done.

II. General Code

- A. Order extra code books: the clerk is directed to determine if the Town of La Pointe Town Code will be available on the internet. The Town Board does not wish to order any more books than the free five that are due per the contract.

III. Town Personnel Policy

A. Authorization to hire Attorney for Personnel Policy consultation: motion to hire Peter Albrecht of Albrecht Backer & Employment Law, S.C. at an hourly rate of \$275 per hour for consultation on the personnel policy. My notes say K.S. made this motion! Clearly Keith did not make the motion!

HR/BF 5A MC

IV. Big Bay Town Park

A. Town of La Pointe Conditional Use Permit Application for improvement and expansion of campground located at 2305 Town Park Circle (Big Bay Rd.), land parcel #014-00072-0000. Motion to initiate discussion: JP/BF 5A MC.

Jim Patterson stated that people seem divided over the RV sites on the west side of County H. He favored basic improvements: platforms for tents, flush toilets & showers. He feels that the Town needs to do everything possible to make Madeline Island a destination; he also expressed a concern for safety issues. He suggested crossing guards. He desires to have a better financial analysis of the Park's potential and to start with small steps, using the increased revenue to bootstrap more expensive projects.

Ham Ross: stated that he feels the concept is good, but he's not sure the economic benefit is that great. He feels that the Town is "hamstrung" by the expense. He favors a slow & careful approach and does not favor the RV sites on the west side of County H.

Larry Whalen wishes to start the ball rolling by sending the plan to CAPP.

Beth Fischlowitz stated that not everyone in Town is ever going to agree on anything.

Larry Whalen stated that he favors putting a time limit on CAPP to come up with a plan.

Greg Nelson stated that the opinions expressed in the Conditional Use Permit as presented by the Town Plan Commission are all "con's," that no pro's are stated. ["pro" being in favor of the plan]. He stated that it was never the Town's intent that the project would be paid for by the Town tax levy. He also stated that since the mound system for the sanitary waste has to go on the west side of County H, there will therefore be a road, so that the project might as well include RV sites on the west side of the road.

Beth Fischlowitz pointed out that the consultant reminds the Board that any changes made to the park must meet existing codes. Therefore, the Conditional Use Permit [CUP] cannot dictate the terms of the work. She also reminded the group that one or two sites need to be eliminated.

Ham Ross called for a re-drawing of the campsite map.

Keith Sowl stated that some of the enhancements to the Park can be done this week and agreed that one or two sites need to be eliminated.

Greg Nelson stated that he knows of campers who think the Big Bay Town Park Improvement Master Plan is great!

Beth Fischlowitz pointed out that some people just don't like change. A vote for no change is a vote for no jobs, no revenue. . . . And no change doesn't mean that things won't change. She added that she feels the Town has been shortsighted for too long in this regard.

Ham Ross suggested slow growth rather than no growth.

Greg Nelson pointed out that it is still just a plan.

Motion to accept the CUP with modifications not to exceed the extent of the plan dated February 2, 2011. BF/JP 5A MC as follows:

1. Motion to run a campground & park that does not exceed the footprint and scope of the plan dated February 2, 2011. GN/JP 3A 2 No's [HR, LW] MC
2. Motion to finance the project with the largest percentage of funding to come from funding sources other than the Town tax levy. BF/GN 5A MC

Regarding the conditions set forth in the CUP presented by the Town Plan Commission:

- #1. Is eliminated. The total number of acres to be used on the west side of County H will be 1.5 acres.
#7. is to end after the word "vehicles" so that it reads as follows: Parking may be enlarged to accommodate extra vehicles.
~~#8. What happens to this item? The plan of 2/2/11 says that the number will decrease?????~~

The Town Board then reviewed and answered the questions listed on the document titled "CUP Standards for Approval Section 7.1(C) BBTP CUP Worksheet." Those answers are as follows:

1. Established character and quality of the area. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use. The conditional use will not impeded the normal and orderly development and improvements of surrounding property for the uses permitted in the district. Answer: Only 1.5 acres are being disturbed and best practices for erosion control, etc. will be followed.
2. Its physical appearance and compatibility with the use of the adjacent land. Answer: The deadfall will be cleaned up; the land was acquired for the purpose stated in the CUP; the improvements are 600 feet from the nearest neighbor and 100 feet from the nearest undeveloped land.
3. Existing topography. Answer: the only topographical change will be the flattening of the campsites.
4. Drainage features. Adequate measures have been or will be taken to provide drainage and other necessary site improvements. Answer: the site has many different drainage areas; therefore, erosion will actually be fixed; and an engineer will be doing the design.
5. Erosion potential of the site based upon degree and direction of slope, soil type, and vegetative. Answer: see #4
6. Vegetative cover. Answer: see #5; also this will be pursued immediately in order to protect the soil from erosion.
7. The prevention and control of water pollution including sedimentation. Answer: a silt fence will be installed.
8. The prevention of the overcrowding of any natural resource. Answer: Overcrowding stems from keeping the park entrance free.
9. The property location with respect to floodplains. The use may not violate floodplain regulations governing the site. Answer: Does not apply.
10. The movement of traffic. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public or private roads. Answer: yes; signage will be provided; the entrance to the park is being moved; a cross walk will be painted; and the speed limit will be reduced in the area.
11. The demand for related services. Answer: garbage will be increased, but this will be addressed.
12. The possible hazardous, harmful, noxious, offensive, or nuisance effects resulting from the requested use. Answer: this will be minimal and was addressed in the recommendation of the Town Plan Commission.
13. The extent to which the proposed use would be compatible or incompatible with the Comprehensive Plan of the Town. Answer: two goals stated in the Comprehensive Plan were to add camping sites and provide recreational opportunities.

Motion to adjourn. HR. 5A MC

Adjourned at 8:00 PM
Submitted by Patty Hobin, Town Clerk

DRAFT