

**Town of La Pointe Planning and Zoning Town Plan Commission  
PUBLIC HEARING**

**Wednesday March 23<sup>rd</sup>, 2022 @ 5:00PM**

**Craftivity, Inc.,**

**Conditional Use Permit Application**

**Craftivity, Inc., Madeline Island School of the Arts has applied for a Conditional Use on property located at 922 Middle Road in the Town of La Pointe, WI. Parcel #014-00179-0300, zoned W-2 Wilderness Preservation District and partial W-P Wetland Protection Overlay District.**

**Abbreviated Description:**

**Acres: 17.500**

**NE1/4 SW1/4 NORTH OF HWY LESS EAST 660' SEC. 28 T50N R3W 17.50A DOC # 341373 LAND CONTRACT**

**The owner is seeking a Conditional Use to place 2 (two) 6 (six) room Dormitory/Student Housing Units on this property. This property is not under any current Conditional Use provisions.**

*This meeting was live streamed and can be viewed online at the Town website*

[www.townoflapointewi.gov](http://www.townoflapointewi.gov)

Members in Attendance: Suellen Soucek, Chair; Mike Starck, Vice Chair; Samantha Dobson, Paul Wilharm and Jim Peters (via phone).

Staff Present: Ric Gillman, ZA and Michael Kuchta, TA

Public Present: Charles Brummer Susan Brenna, John Carlson, Glenn Carlson, Aimee Baxter, Ken Myhre, Marnie Myhre, Charlie Meech, Evan Erickson, and Margie Frederickson. (Original sign-up sheet on record)

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

Chair Soucek call the meeting to order at 5:00PM. Roll call reflects members in attendance identified above.

**II. Introduction and clarification of permit application**

For the record Chair Soucek reads synopsis of Conditional Use Application addressed above.

**III. Zoning Administrator – Administrative procedures. Affidavits, postings, mailings, and publications**

Zoning Administrator reviews the mailings, postings, notifications, and publications, noting all affidavits on file. Also reports three letters of opposition received.

**IV. Craftivity Presentation**

Charles Meech presents a history of the “Art School” and claims it has a significant economic impact on the Island, *Annotation: Mr. Meech offered some numbers related to the impact however there was no supporting documentation related to his presentation.* Historic overview was followed briefly by clarifying the need for “Student Dormitories” as he states the Ferry Line reduction in schedule has led to the schools limited ability to operate. He further states that the school needs to cease operations in the shoulder month of September due to ferry scheduling conflicts.

The Chair opens the floor for questions to the applicant:

Sue Brenna asks the applicant of the revenue loss related to the cancellation of September classes. Mr. Meech responds with nonspecific numbers though believes it would be about 1/5 of overall revenue.

John Carlson questions applicants as to how revenue and impact is calculated, Meech responds with what he considers to be an average expenditure per student. Carlson also seek clarification of how many sleeping or accommodation units are presently related to the Art School.

Evan Erickson expresses concerns related to cutting the September classes.

John Carlson asks the ZA if there is a limit to amendments on Conditional Uses. ZA clarifies according to the Towns attorney the answer is no as it would be deemed an illegal taking of property.

#### **V. Public Comment**

Chair reads, letters in opposition for the record.

3/5/22 – Paul Brummer (filed)

3/14/22 – Charles Brummer (filed)

3/18/22 – Anonymous (filed)

Commissioner Starck states he just received a text message from Steve and Anna Lennick indicating support of the permit application.

#### **VI. Related Discussion**

John Carlson asks what the terms and zoning issues were related to the property when MISA (Madeline Island School of the Arts) acquired the property from Mortimer Cushman. Charlie represents that Mort had carte blanche in the opportunity to develop and implied there were no restrictions. ***Annotation: The property was and is in W-2 and was subject to all rules, restriction, and privilege in effect at the time of acquisition.***

Charlie Brummer wanted to express his support for the Ferry Line during the pandemic and related reduction in work force and believes they have and continue to do a good job.

Starck reiterates process following this Public Hearing:

The Town Plan Commission will deliberate on this matter on April 6<sup>th</sup>, 2022. A recommendation for approval/denial and/or any constraints will be forwarded to the Town Board, following posting of the recommendation. The Town Board will act on the recommendation and approve or deny the application.

***Annotation: The ZA is going to recommend the Town Board place this on the agenda for the second Town Board meeting in the month of April in order to serve ample notice to the Public.***

#### **VII. Adjournment**

Chair Soucek adjourns the meeting @ 5:45PM

**Respectfully submitted on 3/24/22 by Ric Gillman, ZA  
Minutes approved as presented 4/6/22.**