

# **VAN VLIET LAKE ASSOCIATION**

**C/o Tom Olson  
837 Sauk Ridge Trail  
Madison, WI 53717**

July 10, 2002

TO: All Members of the Van Vliet Lake Association  
All Non-member property owners on Van Vliet Lake

Subject: Special Meeting of Association on June 29, 2002

At the Annual Meeting of the Association on June 29<sup>th</sup>, a Special Meeting was duly called for and scheduled later that same day to consider issues raised by the Presque Isle Township Land Use Plan. After a lengthy discussion, the members present at the Special Meeting voted unanimously to oppose the Land Use Plan and direct the President to send a letter to the Town Chairman and the Chairman of the Land Use Committee advising of that decision. The members at the Special Meeting also developed an alternative proposal which is part of the letter. That letter was mailed on July 10<sup>th</sup>, and a copy of it is enclosed.

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Hon. Jack Harrison  
Town Chairman  
Town of Presque Isle  
Presque Isle, WI 54557

Hon. Bill Dillenbeck  
Chairman  
Land Use Planning Committee  
Town of Presque Isle  
Presque Isle, WI 54557

Gentlemen:

This letter is being written as a result of the request for written comments during the meeting on June 29<sup>th</sup> in Presque Isle regarding the Land Use Plan.

On June 30<sup>th</sup>, the Van Vliet Lake Association held its annual meeting. During that meeting, a request was duly made to convene a special meeting later on June 30<sup>th</sup> for the distinct purpose of considering the implications of the issues raised by the Land Use Plan Proposal for Van Vliet Lake property owners. That meeting was held and I have been directed to send this letter to you regarding the actions of the Van Vliet Lake Association.

It was the unanimous vote of the special meeting to oppose the currently proposed land use plan as not meeting the interests of the property owners on Van Vliet Lake. The current proposal does not appropriately address the current and currently intended future uses of the property owners. It does not adequately recognize the residential nature of the properties on the lake or the interests of the property owners. We cannot find any adequate classifications in the plan which meet those needs and the needs of the one business located on the lake. Therefore, the unanimous vote was to oppose the plan.

Van Vliet Lake appears to have been grouped with Presque Isle Lake in the planning process. The two lakes are different in their current land uses. There are several parcels on Presque Isle which have historically been used for retail or bar uses in addition to the resorts on the lake. During the time of ownership of the current owners, there has been only one business on Van Vliet – Alpine Resort.

We therefore request that Van Vliet Lake be viewed separately from Presque Isle Lake. Further, Van Vliet, along with part of Horsehead, Presque Isle, Lone Pine and Wildcat would be the only lakes in the Township with Residential "B" designation.

Another outcome which appeared possible from the June 29<sup>th</sup> meeting was that additional lakes (Wildcat) may follow in the footsteps of Oxbow Lake and have their designations changed from Residential "B" to Residential "A". This would have the effect of further focusing any potential future on-water business, commercial, or retail activities heavily on very few lakes including Van Vliet. This would potentially change the nature of the existing residential environment on those few lakes.

Currently, our records reflect that there are 73 properties on Van Vliet Lake. Two are in the ownership of Tim and Kim Bowler who own Alpine Resort. All of the remaining properties are either single family residential structures (a few also have guest apartments) or are vacant (4 or 5 vacant parcels) and are adjacent to residential properties. That would indicate that only roughly 2 or 3 per cent of the ownership on the lake is currently in commercial uses – and that the remaining 97+% does not have retail or commercial use. Those portions of the Residential "B" plan which allow for additional retail or commercial development (whether or not by conditional use permit) on the lake are inconsistent with this overwhelming pattern of residential usage. It would appear that the plan has ignored the manner in which this area has developed, is currently being used and will likely be used in the future.

At the same time, the members of the Association are supportive of the Bowlers and their operation of Alpine Resort. They have continued the tradition begun by Forbes Taylor to be excellent neighbors concerned about the impact of the resort on the residential users. Although Residential "B" appears to afford them the necessary protections to run their business, that designation is inappropriate for the remainder of the lake. As a result, the Association is unable to find a result which is satisfactory under the current plan.

During the meeting on June 29<sup>th</sup> (and in the land use plan), reference was made on a number of occasions that Crab Lake has a special zoning district with rules which govern that lake. The members of the Van Vliet Lake Association feel that such a district may be an appropriate approach to handling the issue in this case.

The members of the Association present at the special meeting (and this included both residential owners and the Bowlers) voted unanimously to recommend the following for Van Vliet Lake:

1. That a designation be assigned which recognizes and supports the primarily residential nature and quality of the Van Vliet Lake neighborhood;
2. That a special classification be assigned to Alpine Resort property which supports its ability to succeed as an operating business and that this

classification include nothing in it which indicates that it is “non-conforming” or in some way a “grandfathering” of status;

3. That guest quarters as currently defined in the Presque Isle Ordinances be allowed;
4. That home occupations as currently defined in the Presque Isle Ordinances be allowed;
5. That there be a limitation of and an intent to limit any further business, commercial or retail development or use on Van Vliet Lake. Any such proposal development or use would require notice to all property owners on Van Vliet with normal rules for granting of variances or conditional use permits to apply.
6. That the current rules allowing horses to exist on 10 acres or more be applied to properties in the Van Vliet zone. This would require the involved property owners to assure protection of the lake environment.
7. In addition there is a question of process. In the event that a property owner wished to open a resort on the lake, what would be needed both under current rules and the future rules? Also, assuming rules were crafted to meet the requests above, what would be the recommended process?

The Board of Directors of the Van Vliet Lake Association requests a response to this proposal. It further requests a meeting with appropriate members of the Town Board, the Planning Committee or any other body to determine an approach which could be recommended to the Association and its members.

We are concurrently mailing this letter to all members of the Van Vliet Lake Association and any non-member property owners on Van Vliet Lake.

Very truly yours,

Tom Olson  
President