

History of the New Shelter **Update 6.16.2017: By Comm. Greg Martin**

We have gathered information from the membership for the past two years(2015-2016). The original intent of this shelter, was TWO FOLD. It was to enhance cover and seating space around the existing shelter for the 6 socials, AND provide a comfortable bug free environment for 30 people, young and old, to gather for the rest of the year. That was the original plan as an attached building to the existing shelter.

There was opposition for an enclosed, attached building placed on the north side of the shelter from some of the membership and we could not get approval from La Crosse County.

3.7.2017 Board of Directors meeting:

“WE NOW HAVE TWO SEPARATE PLANS.”

We will continue to work on both. This letter will only deal with the new enclosed building.

We are in a flood plain. We do not meet setback requirements from the water anywhere on the property. **The property is overseen by 7 governing agencies.** We are part of the Fish and Wildlife Refuge, leasing from the Corp of Engineers, next to the airport, part of the Mississippi river way, serviced by Police and Fire Departments, and Town of Campbell, and State of Wisconsin DNR. We have been successful in our permitting process. **All seven governing agencies approved the project as of 4.20.2017 on the site proposed.**

The **original building design** has been approved by the Board of Directors 3 times. First in 2016 to adjoin the existing shelter, then again as a separate building before the spring meeting 2017. Then again as a separate building at the most recent Directorship meeting 5.15.2017. At that meeting, with all directors present, the directorship reviewed alternative options to the current shelter plan designs and to the locations, which were submitted by an opposing group, and found each option insufficient for the needs of the club. Any change to the approved site location would require permit application to be redone, resulting in additional expense and delay to construction. The Directorship expressed support of the current plan which has gained approval by the various governmental agencies. There was consensus that calling a special membership meeting to review the shelter plan was unnecessary, given past approval and ongoing communication to membership of the plan during the process. The directorship did authorize the Commodore to meet with members opposed to the approved shelter plan to address and hopefully alleviate concerns.

The membership voted to approve funds for the project in the Fall Membership meeting 2016 and in the Spring Membership meeting 2017.

The building being attached to the existing shelter was not permitted by La Crosse County Zoning. However the same building unattached would be permitted with certain conditions and a variance which was also approved. **The unattached site was determined by selection of the site most likely to be permitted given concerns of governing agencies.**

The site was presented to the Board of Directors and approved before the Spring Membership Meeting. The site was first presented to the Membership 3/18/2017 in the Agenda before the Spring Membership Meeting. Notice was posted and direction was called to the exact location at this meeting. At the Spring Membership Meeting \$10,000 funding was approved for the separate building project to continue moving forward. \$5000 was approved for a new roof for the existing shelter.

4.18.2017 At the club, a sign was posted showing La Crosse County Zoning approval.

4.25.2017 and 4.26.2017 I received two phone calls.

Concerns were then raised by some members with regard to the building site location. Project on hold.

5.6.2017 Alternative suggestions were submitted to the Board of Directors by the opposing members.

5.15.2017 The Club Board of Directors met to discuss the concerns of the opposing members and their alternative suggestions were considered.

In an effort to gain the most consensus possible, the Commodore met individually with three of the concerned members(with Board approval), to see if we could agree on a site and come together as a club.

Board of Directors Requirements for the Building:

The building must be flood proofed, have space for tables and seating for 30 people, have a conventional door, solid walls, functional double hung screened windows and direct outside entrance as guided by the architect drawings. This was approved by the carpenters, and the Board of Directors on three separate occasions beginning 12.16.2017 at the Carpenters, Architect, and Directors Meeting. Depending on the location, windows and door placement are to be determined.

Location:

Fire pit location- This was the site chosen most likely to be permitted given concerns of governing agencies. It has been approved by all agencies.

There are three complaints I have heard expressed from some club members:

- 1. The building blocks their view to the lake.**
- 2. The building blocks wind to some of the cruiser boats.**

3. The building removes the existing fire pit.

Current Opposition to the County approved site: Aesthetics and history:

Concern: “The building has a windowless east wall with only a single service style door and will not be attractive when viewed from the bulkhead side of the club grounds.”

Our response: The number of windows and door placement are not concerns of the County. With input from members, windows and door placement can be made in a different configuration based on site location.

Concern: “I am not against the building. I am against the site,” spoken by a club member representing himself and others. This member said the approved building site would block the view of the lake. It would move the fire pit from its current location. Our response: The approved building would also remove the largest open, natural, shaded gathering area at the fire pit. We can see how some members, who have grown up here, may have some strong feelings about the aesthetics and past use of the property. The chosen site does alter the view for some cruiser boats towards the lake. The board is considering options.

5.6.2017 Building site Options presented by those opposing the County approved site.

North of existing shelter option - Original objections by some members. Some members were adamant against this location from the beginning: The enclosed building would block breezes to un-powered boats and block breezes inside existing shelter causing it to be warm. The site would block the view to the flag pole area and watching boats enter and leaving the lake. The site may create an issue with lift placement and removal depending on who you talk to.

West of cage area - Board of Directors concerns: The building would be in the afternoon sun. If we set the building away from the rip rap, we could lose future income from two trailer spaces and deny club space to two new families. These spaces were assigned the past 3 years. The Directors agree that the building would create a narrowing of the driveway to the launch area and restrict movement within the trailer area for years to come and therefore is unacceptable.

If the building were placed against the chain link, wave action coming from flooding would be angled up by the existing rip rap putting upward pressure on the floor. The structure was designed and approved by the county as flow thru. Water stopped by structure around the building or under it, would not be flow thru. Raising the building up on top of new rip rap, would be in violation of County rules.

To maintain the fire pit location, two alternative sites are now under consideration by the Directors:

Adjacent to the north side of the cage area - The building would be inline with the existing shed. It would not block the fire pit. It would partially block the view of the lake from some boats. It would require the removal of at least one tree. Windows can be added facing the bulkhead if desired. This will require re-permitting and going thru the variance procedure again.

Adjacent to the north side of the trailer area(weed pile area) – The building would be about the same distance from the water as the original selected site. No trees would need to be removed. It would not block the fire pit. Because it is further from the cruisers, it would block less wind. It would partially block the view of the

lake from some cruiser boats but would be further from the cruiser boats. This will require re-permitting and going thru the variance procedure again.

After much consideration, I would rather try to gain consensus and come up with a site that will have approval from both sides even if it means re-permitting.

6.14.2017 Meeting with La Crosse County. After our meeting, I believe we will be able to move the site. A new variance hearing is required. If we are not permitted to move the site, we will use the permitted site.

6.18.2017 Enclosed shelter stalled

After being permitted for the new enclosed shelter, we have held up construction for 6 weeks. We are working hard to get it right. Now we need those of you who are opposing the site location, to nail down a site.

Any objections to our 2 alternate sites (marked by 3 ft. tall black posts) must be made within the next 10 days and include:
1) An exact staked out replacement site. 2) A list of your objections to alternate sites. 3) A list of why your site is the best site location and would not place a burden on other members.

We must have agreement for a site before we re-apply for permits. Within the next 10 days, any other site will be considered. It must be marked out on the ground and reasons must be emailed within the next 10 days.

gregmartinlsc@gmail.com and CC: secretary-treasurer@lax-sailing.org.

All members who may have ideas for the site location are welcome to be a part of the process.

A complete update of the enclosed shelter project will be available on the club website, lax-sailing.org.