

**Town of La Pointe Planning and Zoning Town Plan Commission
Regular Monthly Meeting Minutes
Wednesday, February 3rd, 2021**

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

Staff Present: Ric Gillman, ZA

Public Present: John Soucek and Paul Brummer

I. Call to order @

Chair calls the meeting to order @ 4:00PM. Roll call reflects members listed in attendance above

II. Public Comment

Paul Brummer: Reads a statement regarding the recent topics addressed by the TPC and hopes the consideration of Commercial Activity be clarified in the W-2 Zone. He also reads a statement authored by Charles Brummer for the record regarding language in "Conditional Use". *Copies of these statements are attached to the distributed (hard) copy of these minutes.*

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting January 6th, 2021

Starck motions to approve as submitted, Peters seconds. 5 Ayes motion carries.

IV. Zoning Administrators report and update

Nothing

V. New Business

a. Consideration (preliminary) of Certified Survey Map for Parcel # 014-00068-1500 located at 1843 North Shore Rd. Lawrence and Margaret McFarlane, Owner.

- i. This 22.42 acres is in multi-zone, S1 and W1. This proposed division does not create further substandard parcels in the W1 district, nor does it encumber the proposed two newly created lots with multi-zone considerations. It is the opinion of the Zoning Administrator that this proposal does not alter applicable jurisdiction, privilege, or restrictions. Whereas one property would encompass the entirety (without alteration) land located in W1. (Schematic of proposed CSM distributed). Further the proposal eliminates the 1-acre nonconforming lot note above.**

Materials reviewed: This is not an approval of a Certified Survey.

It is the unanimous consensus that the proposed division of the property stated above would conform to Zoning requirements, being that the larger of the proposed lots encompasses the land in multi-zone S-1 and W-1, and the two newly created lots are conforming in the S-1 zone. The ZA will inform Mr. McFarlane and the surveyor of this consensus and provided CSM application information.

b. Commissioner Peters Report and Update on Junk survey and public awareness campaign.

i. Gazette Article (Draft Review)

Review of the proposed article and posting. Draft meets approval of all commissioners. Will be submitted for publication in the next Island Gazette.

ii. Survey (Review)

Review of Survey. Draft meets approval of all Commissioners. Will be submitted for online presence on the Town's web site on the home page and the Zoning department page for public input.

iii. Online Presence and Posting

Posting of the article is approved, online presence addressed above.

iv. Hard Copy of Survey

Starck recommends hard copies to be available at the post office and the library, as well the Town Hall.

v. Other methods of Public Input

Commissioners agree a Town Posting notice on the Madeline Island Community (facebook) page may help direct interested parties to the survey. The ZA will discuss this possible posting notice with the Town Clerk and Town Administrator.

c. Draft definitions consideration for inclusion in ordinance:

i. Definitions:

The Following definitions were discussed for inclusion of any Zoning Ordinance update.

1. Glamping Unit – Yurt

Discussion regarding "Incidental Dwelling" and possible application. With the inclusion of "Yurt" and "Geodesic Dome" The TPC wants to gather more insight prior to adaptation of a definition. Consensus to place on next month's agenda.

2. Resort

Motion Dobson, second Wilharm to approve the following definition:

Resort – *A commercial lodging facility that provides amenities including, but not limited to: recreation, entertainment, dining and shopping.*

5 Ayes, Motion carries.

3. Commercial Activity

Motion Dobson, second Wilharm to approve the following definition:

Commercial Activity – *An activity that promotes, creates, or exchanges products or services. These activities include, but are not limited to advertising, fund-raising, buying or selling any product or service, encouraging paid membership in any group, association or organization, or marketing of commercial activities. Commercial activities do not include such activities by or for governmental entities.*

5 Ayes, Motion Carries.

4. Condominium

Motion Dobson, second Wilharm to approve the following definition:

Condominium – 1. A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as grounds and building structure are owned jointly by the unit owners. 2. A unit in such a building or complex.

(Condominium ownership is subject to State Statutes)

5 Ayes, Motion carries.

5. Expandable Condominium

Motion Dobson, second Wilharm to approve the following definition:

Expandable Condominium – *A condominium to which additional property, units or both can be added in accordance with the provision of declaration and Chapter 703 of Wisconsin State Statutes.*

5 Ayes, Motion Carries.

6. Glamping

Motion Dobson, second Wilharm to approve the following definition:

Glamping – *A blend of “glamorous” and “camping”, and describes a style of camping with amenities and, in some cases, resort style services not usually associated with “traditional” camping.*

5 Ayes, Motion carries.

7. Structure

Motion Dobson, second Wilharm to approve the following definition:

Structure – *Anything constructed or erected, the use of which requires a permanent location on the land or is attached to something having a permanent location on the land.*

5 Ayes, Motion carries.

8. Glampground

Motion Dobson, second Wilharm to approve the following definition:

Glampground – *A parcel consisting of more than one (1) glamping unit.*

5 Ayes, Motion carries.

ii. Glamp Ground vs Campground

1. Review existing Campground Ordinance in relation to glamping

Some discussion related to language currently related to “Campgrounds” in ordinance. Peters motions to table allowing for more research, second by Starck, 5 Ayes, Motion carries.

d. Review Section 1 of the Current Comprehensive Plan

i. Possible revisions/updates.

Discussion: Current copies possessed by the Commissioners are missing some information, whereas some reference material noted is missing. The ZA will provide copies to each commissioner as it appears on the town web site. The TPC will than begin review the newly distributed copies for possible update.

e. Plan Commissioners special assignments 2021/Updates, questions, and plans

i. Peters: Junk Ordinance coordination (addressed above)

Addressed above

ii. Wilharm: Fire Numbers

Nothing new

iii. Dobson: Camping Units

Nothing new. ZA reviews necessary permits and jurisdiction.

iv. Starck: Hartzell Proposal

Nothing new

Annotation: The ZA plans to have Commissioners special assignments available on all future agendas (until resolution) so any updates, needs, progress or issues may be discussed and addressed.

VI. Old Business

a. Hartzell Proposal update/correspondence

b. Hartzell petition for Map Change

i. Parcel #014-00192-0600 Legal Description: South 254' of W ½ SW1/4 SW ¼ Less MP Condominium V 404 PG 377 & V 473 PG 702 Sec 29 T50N R3W 3.28A.

ii. Recommendation to approve or deny to the Town Board or defer per Hartzell request.

Nothing new

VII. Future Agenda Items

- a.** Glamping Unit/Yurts and Geodesic Dome – define
- b.** Camping Ordinance and revision
- c.** Comprehensive Plan Review and update
- d.** Possible CSM Application – Wagensteen
- e.** Possible CSM Application - McFarlane

VIII. Next Scheduled Meeting

Wednesday March 3rd, 2021 @ 4:00PM

IX. Adjournment

Chair Soucek adjourns @ 4:50PM

Respectfully submitted on 2-4-21 by Ric Gillman, ZA

Approved with typo corrections on 3.10.21 RG