

**Town of La Pointe Planning and Zoning Town Plan Commission
Regular Monthly Meeting Minutes**

Wednesday, March 10th, 2021 4:00PM

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

Staff Present: Ric Gillman, ZA

Public Present: Paul Brummer, Charles Brummer and John Soucek

I. Call to Order/Roll Call

Chair calls the meeting to order @ 4:00PM. Roll call reflects the members present identified above.

II. Public Comment

None

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting February 3rd, 2021

Peters notes a spelling err and the absence of the word 'the' in a sentence, no change in content. Starck motions to approve as corrected, Peters seconds, 5 Ayes, motion carries.

IV. Zoning Administrators report and update

ZA reports a few permits are in process.

V. New Business

a. Certified Survey Map M.I.F. Inc. John Wagensteen

-Parcel #014-00103-0300 -SE ¼ NE ¼ South of North Shore Less Certified Surveys 676 &677 Sec. 15 T50N R3W 19.03A

-Parcel # 014-00104-0000 – NE ¼ SE ¼ Sec. 15 T50N R3W 40A V 655 Pg. 959

-Parcel # 014-00105-0000 – SE ¼ SE ¼ Sec. 15 T50N R3W 40A V 655 Pg. 959

Recommendation for the Town Board to approve or deny

Starck motions to recommend approval to the Town Board. ZA states proposal complies with Zoning. Peters, seconds, 4 Ayes, one abstention (PW) motion carries.

b. Draft definitions consideration for inclusion in ordinance:

A hard copy of the draft definitions is attached to these minutes.

i. Definitions:

1. Review definitions approve by consensus on 2/3/21

2. Review draft definitions/revisions and applicable use related to:

a. Incidental Dwelling

Zoning is discussing how to differentiate "Incidental" and "Accessory" dwellings. Peters and the ZA will meet to discuss clearer definitions. It seems the issue of a permanent foundation for "Accessory" may suffice.

b. Accessory Dwelling

Reference above. The language including but not limited to is recommended to be deleted.

c. Accessory Structure

Draft approved by consensus

d. Glamping Unit

Draft approval by consensus.

ii. Glamp Ground vs Campground

1. Review existing Campground Ordinance in relation to glamping

Consensus to insert the term Glampground following Campground in ordinance.

c. Junk Survey review of input to date.

Results of Survey Monkey and 1 hard copy submission. While there are 13 responses, the majority appear to favor some sort of regulation. It is recommended by the ZA that the TPC forwards the final

survey results to the Town Board, prior to any drafting of possible ordinance. The pursuit of ordinance should be at the direction and request of the Town Board.

d. Commissioner Reports:

- i. Peters: Junk Ordinance coordination (addressed above)**
- ii. Wilharm: Fire Numbers**

Nothing

iii. Dobson: Camping Units

Nothing

iv. Starck: Hartzell Proposal

Nothing more since the ZA forwarded correspondence.

e. Zoning Administrator discussion on Hartzell proposal of “Expandable Condominium” and “Glamping”. Review correspondence and draft seeking legal guidance.

The ZA has composed a letter to Max Lindsey, the Town’s Attorney and as it will be considered confidential, he requests Mike Starck to review the draft. Following this he will send the memo to Lindsey and distribute the letter to other Commissioners as “confidential”

f. Review Section 1 of the Comprehensive Plan

i. Possible draft revisions and updates. (Current copies distributed)

The current copies are missing pertinent reference material primarily appendix(s) noted in Section 1. The ZA will try to locate these missing items for continuation of this process.

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.**

Tabled

VII. Future Agenda Items

- a. Hartzell projects**
- b. Hartzell Map Change request**
- c. Commissioner Reports and updates**
- d. Survey Monkey review**
- e. Comprehensive Plan Review**
- f. Correspondence with the Town’s Attorney**

VIII. Next Scheduled Meeting

Wednesday April 7th, 2021 @ 4:00pm

IX. Adjournment

Chair Soucek call adjournment @ 4:38 PM

Respectfully submitted on 3/11/21 by Ric Gillman, ZA

Approved with typo’s corrected on 4-7-21

Draft definitions being addressed by the Town Plan Commission

DEFINITIONS

1. Structure: add "Reference Section 4.2 G."

2. Incidental Dwelling: Items of personal property that may have been designed as transportable or as a vehicle but stand in a seasonal or permanent location for intermittent human habitation. Such incidental dwellings include, but are not limited to campers, park or model units, buses, and motor homes. Such units require a land use and sanitary permit.

-Incidental Structure: Delete (covered under **Accessory Structure**)

3. Accessory Dwelling: Any structure or part of a structure used for habitation other than the principal dwelling. Accessory Dwellings shall and do require a sanitary permit. Accessory Dwellings shall not exceed 65% of the square footage of the principle dwelling or up to fifteen hundred (1500) square feet, not including decks, whichever is less. Accessory dwelling includes, but are not limited to guest house, yurt or geodesic dome.

Annotation: A property cannot have an "Incidental Structure" and an "Accessory Dwelling". For Zoning purposes an "Incidental Dwelling" will serve as an "Accessory Structure". Under the Rental Ordinance you can rent or sublet an "Incidental Structure" or an "Accessory Structure". We need to assure language that emphasizes this limit.

4. Accessory Structure: Any detached, non-inhabitable building that is customarily found in connection with the principal structure or use to which it is related. It shall conform to the setback and other dimensional requirements of the zoning district within which it is located.

Reference Section 4.2. G.

Section 4.2. G. Accessory Structures and Uses

Any detached, non-inhabitable building that is customarily found in connection with the principal structure or use to which it is related. It shall conform to the setback and other dimensional requirements of the zoning district within which it is located. Accessory Structures require a Land Use Permit.

5. Campground: A parcel that is designed, maintained, intended, or used for the purpose of providing sites for non-permanent overnight use by more than one (1) camping unit.

6. Glampground: A parcel that is designed, maintained, intended, or used for the purpose of providing sites for non-permanent overnight use by more than one (1) **Glamping Unit**.

7. Glamping Unit: A self-contained glamping structure designed to be used or occupied for transient and recreational purposes. **Reference 2015 Wisconsin Act 49 SPS 327** (Update attached)

8. Zoning Ordinance Section 6.1 E. Insert the word “glampground” after the word “campground” in this entire section.

The Following definitions were discussed and agreed to for inclusion of any Zoning Ordinance update on 2/3/21 TPC Regular Monthly Meeting

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

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.*

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)

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.*

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.*

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.*

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