

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

Wednesday, July 7th, 2021, 4:00PM

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

Staff Present: Ric Gillman ZA and Michael Kuchta TA

Public Present: John Soucek, Chad Binsfield, John Carlson, and Charley Brummer

I. Call to Order/Roll Call

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

II. Public Comment

John Carlson expresses concern regarding the height of a building (in progress) owned by Norman Castle. He cites the minutes of a Town Plan Commission meeting where the Commission granted to forgo measurement of the actual height until completion. This decision did not specify "completion". And thought it prudent for the Town Plan Commission to readdress this issue.

III. Approval of Previous Minutes

a. Town Plan Commission Regular Monthly Meeting June 9th, 2021

Review indicates a few typing errors. Peters motions to approve as amended, Wilharm seconds, 5 Ayes motion carries.

IV. Zoning Administrators report and update

ZA provides the TPC with a report dated 6/30/21. Following review Peters motions to place the report on record, Wilharm seconds, without objection motion carries.

V. New Business

a. Town Board action related to Town Plan Commission recommendations:

- i. Binsfield CSM recommendation to approve. Approved.**
- ii. Hartzell CSM recommendation to approve. Approved.**
- iii. Peterson, Thompson and Moseng CSM recommendation to approve. Approved.**
- iv. Hartzell Map Change Petition recommendation to deny. Petition Denied.**
- v. Town Board directive to the Town Plan Commission to pursue possible ideas in relation to the "Junk Survey" results.**

The above actions were read into record by the Chair.

b. Chad Binsfield – Plans and proposal for dwelling and Home Occupation.

Parcel #: 014-00214-0700 LOT 6 MONDAMIN CIRCLE 2 .03A

Parcel #: 014-00214-0600 LOT 5 MONDAMIN CIRCLE 2 .031A

These lots have been combined through Certified Survey and approved by the Town Board. Mr. Binsfield is providing a letter of intent related to his desire to be approved for a "Home Occupation" permit. Letter is circulated to all commissioners.

Mr. Binsfield *presented* his letter of intent related to his request for home occupation. Commissioners raised some questions regarding the activity and sought assurance of compliance with the defined ordinance. Mr. Binsfield agrees to comply. ZA points out that the plan related to the structure conforms with Zoning and the deliberation at this meeting is to find if the activity planned conforms with the ordinance. A copy of the letter of intent is filed with these minutes. Starck motions to approve the "Home Occupation" presented by Mr. Binsfield, Peters seconds, 5 Ayes motion carries.

c. Robert Hartzell Expandable Condominium

- i. Mr. Hartzell ~~has~~ requests time to elaborate on his plans for the properties formerly referred to as "Wayne's World"**

Per Mr. Hartzell's request he asked for this to be dropped from the agenda as he was unable to attend tonight's meeting.

d. Robert Hartzell – Conditional Use Permit Application

- i. Mr. Hartzell is applying for a renewal of a Conditional Use Permit related to the recently combined parcels Certified Survey approved by the Town Board for a Spa. Procedural outline presented by the Zoning Administrator.**

ZA states that Mr. Hartzell is applying for Conditional Use Permit (CUP) for the parcels noted above and clarifies this is not a renewal as the former CUP expired. The application currently does not provide specifics necessary to proceed. In consultation with Mr. Hartzell, he is willing to elaborate on the application. The ZA will proceed with the application at completion.

e. Madeline Island Wilderness Preserve

- i. Discussion – Parking lots at trail heads and signage.**

The ZA put this on the agenda as a parking lot is not defined as a permitted or conditional use in W-1 or W-2 Zoning districts. Some discussion related to our driveway and access ordinance and the possibility of applicability. The Wilderness preserve provides trail access to over 900 acres. The ZA will meet with Mr. Kromroy, Wilderness Preserve Member. And discuss the plan further. The Town has created parking at a trail head on Town property however this is Zoned as T-P.

- f. Summary of Meeting regarding Public Input in Town Board Directive noted above: Item V. a. v. This meeting was held on Tuesday June 29th with Michael Kuchta, Town Administrator, Ric Gillman, Zoning Administrator, Jim Peters, Town Plan Commissioner and Aimee Baxter, Town Board Supervisor.**

Peters gives an overview of the meeting identified above and emphasizes that no language be drafted presented or formulated prior to 3 scheduled community meetings which will be moderated by Michael Kuchta, TA and recorded by Ric Gillman, ZA. The meetings are scheduled to occur in August. Present dates and topics proposed are:

Thursday August 12th, 2021 – Vehicles

Tuesday August 17th, 2021 – Setbacks and sightlines

Saturday August 21st, 2021 – Logistics

These meeting will be posted and noted on the Town Website and Madeline Island Community Page.

There was some discussion of the order of topics however it is the consensus of the Commission to proceed as noted. The ZA and TA will coordinate the postings, and schedule periodic meetings with the group identified above.

VI. Commissioner Updates

- a. Junk Survey (addressed above)**
b. Camping units – Dobson

Nothing

- c. Fire Numbers – Wilharm**

ZA has sent two emails to Dorothy Tank, County Safety Officer. She has yet to respond. It was suggested that the next email be forwarded to Commissioner Wilharm, Fire Chief Reichkitzer, and Ambulance Director Cindy Dalzell.

- d. Hartzell – Starck**

Nothing

VII. Old Business

- a. 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. Letter of decision sent to landowners and posting

iii. Letter of property status authored by the Zoning Administrator to Robert Hartzell.

Reviewed

VIII. Extended Public Comment – Limit 3 minutes.

Charley Brummer asks that the TPC keep the Town Board involved in the *public* meetings and progress related to junk as he recalls the TPC working hard on this issue and it being table indefinitely by the Town Board. ZA responds that this was a Town Board directive, and the TA mentions the Town Board liaison is Aimee Baxter, Town Board Supervisor.

IX. Future Agenda Items

- a. Hartzell Projects
- b. Norm Castle Building and height restrictions/timeline of completion
- c. Wilderness Preserve Parking
- d. Updates from Commissioners

X. Next Scheduled Meeting

Wednesday August 4th, 2021, at 4:00PM

XI. Adjournment

Chair Adjourns the meeting at 5:04PM

Respectfully submitted 7/8/21 by Ric Gillman ZA

Approved as amended (Italics) on 8/4/21