

TB (5) TPC (5) Clerk (1) File (1) Email: Town Administrator; Assistant Administrator; Clerk; Deputy Clerk;
La Pointe Shop

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

Wednesday, June 1, 2022, 4:30PM

- I. Call to Order/Roll Call**
- II. Public Comment**
- III. Approval of Previous Minutes**
 - a. Town Plan Commission Regular Monthly Meeting May 5th, 2022**
- IV. Zoning Administrators report and update**
 - a. Written and Verbal Report**
- V. New Business**
 - A.**
- VI. Commissioner updates**
 - a. Fire Numbers – scheduling update with the County Emergency Services**
 - b. Hartzell expandable condominium – email from Interim ZA**
 - c. Zoning re-write (Wilharm/Peters)**
 - i. Schedule review definitions**
 - ii. Schedule update and further review**
- VII. Future Agenda Items**
- VIII. Extended Public Comment**
- IX. Next Scheduled Meeting**
- X. Adjournment**
Suellen Soucek, Chair, Town Plan Commission

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk. Note: It is possible that members of other governmental bodies of the municipality (and possibly a quorum) may attend this meeting to gather information. No action will be taken by any governmental body at this meeting; other than the governmental body specifically referred to in this notice

La Pointe Zoning

From: James Price <James@Alder-Eng.com>
Sent: Monday, May 9, 2022 8:35 AM
To: La Pointe Zoning
Subject: Re: Expandable Condominiums Project

Thanks Lisa, good to have you back.
I can always do a better job for the Town with early intervention!
Thanks
JMPrice

From: La Pointe Zoning
Sent: Monday, May 09, 2022 8:28 AM
To: James Price
Subject: Re: Expandable Condominiums Project

Hi, James.

Bob is aware that he must get you one or more UDC applications and a lot more information. We want to keep you in the loop as this moves along, so we will continue to copy you on relevant emails.

Regards,

Lisa Potswald
Interim Zoning Administrator

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From: James Price <James@Alder-Eng.com>
Sent: Monday, May 9, 2022 7:32:02 AM
To: La Pointe Zoning <zoning@townoflapointewi.gov>; Bob Hartzell <bhartzell@madisland.com>
Cc: cstanton@madisland.com <cstanton@madisland.com>; Bruce.Blakeman@co.ashland.wi.us <Bruce.Blakeman@co.ashland.wi.us>; Keresha Stevens <Keresha.Stevens@co.ashland.wi.us>; Michael Kuchta <administrator@townoflapointewi.gov>; madsan@cheqnet.net <madsan@cheqnet.net>
Subject: Re: Expandable Condominiums Project

Good Morning All,
Tentative, scheduling the Island tomorrow Tuesday May 10, 2022 for several projects, some Town and others private. I have received only preliminary plans/drawings and project scope for these "glamping units"?
Thanks
JMPrice

From: La Pointe Zoning
Sent: Friday, May 06, 2022 10:27 AM
To: Bob Hartzell
Cc: cstanton@madisland.com ; Bruce.Blakeman@co.ashland.wi.us ; Keresha Stevens ; James Price ; Michael Kuchta ; madsan@cheqnet.net
Subject: Expandable Condominiums Project

Hi, Bob.

Thanks so much for meeting with us today to discuss your Expandable Condominium project located off South Shore Road in the Town of La Pointe's zoning district of R-1. As you explained, you would like to get going on four single family seasonal structures this year if possible. You said this project will include up to 15 structures in the initial phase, up to a potential 55 structures within 10 years.

These are the items that need to be addressed as soon as possible before we can move forward with land use permit applications:

1. You intend to use the existing sanitary system on the property:
 - You will have to complete an application to Ashland County for consideration/approval the sanitary system. Bruce Blakeman is the contracted zoning administrator – you can leave a message for him at 715-682-7014. You said that Superior Plumbing is your plumbing contractor for this project. I will clarify with Ashland County specifically how we should proceed.
 - The Madeline Sanitary District (Zach) needs to formally approve the increase in lines to the existing sanitary system. Please talk with Zach about what you need to do to obtain approval for this project.
2. You intend to purchase and use the Dalquist water system for this project:
 - You will need to contact Chris Martinez, the Wisconsin state person who handles community wells to determine the capacity of the existing well, and what you may need to do to provide water for this project both now and into the ten-year plan. Let me know if you need me to find his contact information.
3. You said you have had discussions with Town Building Inspector James Price regarding the structures you propose:
 - You will need to complete an application for building inspection and pay the associated fees to Mr. Price.
 - We agreed in our meeting today that Mr. Price should agree to your structural construction plan prior to applying for land use permits. We don't want you to have to prepare all the land use permits and pay all the fees if the construction plans are not acceptable.

You asked if it were possible to put an employee camper on the property temporarily. We will research further and get back to you regarding this question.

Please let me know if you have any questions or comments regarding this information.

Regards,

Lisa Potswald
Interim Zoning Administrator
715-747-2707

MEMO

To: Fire numbers ad hoc committee
From: Michael Kuchta, Town Administrator
May 19, 2022

I've collected all the notes I could find from Ric Gillman's files and from our April meeting with Dorothy Tank. Below, in no particular order, are tasks for us. Feel free to add, clarify, etc.

Review map and spreadsheet of existing numbers. Try to get high-resolution map from county or Lange Enterprises. (Cindy may have a large paper version.) Identify:

- How many numbers per grid
- Parcels that need numbers assigned
- Capacity of each grid
- Unused capacity of each grid
- Potential demand in each grid through new development and parcel division (including proposed Gitchee Gumees expandable condominium project off Mondamin Trail).

Contact Lange Enterprises (Mark or Lisa/262-567-2822)

- Get full understanding of existing grid design
- Explore adding numbers to grids
- Explore "street numbering" system for congested portions of grid in town

Agree on how to utilize numbering, such as:

- **Basic numbering:** Assign numbers to all primary dwellings, accessory dwellings, boat landings, outbuildings, parcels with utilities, boat landings, campgrounds.
- **Placement:** Standardize requirements on visibility and where numbers must be located on parcels, on individual buildings, and on business and residential units within a building. In general, place numbers at street entrance, then at driveway splits. Examine areas such as Fisherman's, Bojo, Evie, Penny, Abby, Amundsen, and Kron-Dahlin lanes, 818 Big Bay Road).
- **Stand-alone buildings:** primary dwelling has fire number. Accessory dwelling has suffix "A" (such as E123-A). Other stand-alone structures have additional suffixes (B, C, etc.).
- **Campers, trailers and RVs:** Create standards, especially on parcels with multiple units.
- **Multi-unit buildings:** Identify with single fire number. Individual units would be identified using 100-level numbers on the first floor, 200-level numbers on the second floor. This would include Golf Course condos (372/382 Minnewawa), Lakeside condos (657 Main), Parkside condos (668 Main), Lightkeepers Lodge/Pub/Inn (641 Main), The Bungalows (575/581/595 Mondamin), Fairway Suites (563/567 Mondamin), Madeline Island Music Camp (604 Penny Lane), Ferry Landing Suites (767 Main), 794 Main ("Blue Building"), 804 Main (Adventure Vacations, etc.), "the hotel" (261 Colonel Woods), Bell Street Tavern and Event Center (751 Bell).

- **Campgrounds:** Utilize existing campsite numbers in addition to main fire number (State Park: 2476 Hagen; Town Park: 2305 Town Park Circle)
- **Airport:** Decide how to number hangars and other structures (777 Big Bay Road).
- **Industrial lots:** Decide how to number leased lots (795 Airport Drive).

Public and private roads (Resolution 2019-0212)

- Review existing lists; propose corrections, updates, and changes as necessary
- **Shared driveways:** Explore cases that should become roads or vice versa (such as Leona Road, parcels near 2020 Big Bay Road, Umbrage Road, Big Oak Blvd., unnamed road off Miller Farm)
- Identify problem areas in existing numbering system (temporary assignments, numbers out of sequence on North Shore Road and elsewhere, North Shore Road numbers currently assigned to Schoolhouse Road, etc.)
- Consult with Ashland County on GIS data points.

Review existing ordinances:

- **Zoning Ordinance**
- **Numbering of Buildings Ordinance (Chapter 211)**
- **Fire Number Ordinance (also titled Enhanced 911 Fire Number Ordinance)**
- **Ashland County 911 Address System Ordinance (draft only)**
- **Private Driveway Private Roadway Ordinance (review “vanity” names – such as Harmony, Spruce, Harley lanes – and signs that mimic Town signs)**
- **Update ordinances as needed (add requirement that rental properties post emergency stickers/placards?)**

Establish standards for new signs:

- **Fire numbers should include directional requirements: north and east sides must be even; south and west sides must be odd**
- **Road signs should meet federal standards**
- **Road signs for private roads should be labeled “private”**

Implement new system:

- **Draft recommendations/policy/ordinance revisions; present to Town Plan Commission**
- **Hold public hearing**
- **TPC makes recommendations to Town Board**
- **Town Board adopts new system**
- **Include cost of signs and installation in budget (including funds set aside in Account 34151-13; balance of \$40,362 in 2022). Cover unmet costs through general fund or special assessments.**
- **If necessary, issue RFP for sign manufacture and/or installation**
- **Town Board approves contract(s) as necessary; signs installed**