

Planning & Zoning Administrator

Town of La Pointe, Wisconsin

September 2025 Report

Coordination with New UDC Building Inspector

- Coordination continues to be great with the new UDC Building Inspector. During the month, we worked together to ensure that all projects are moving forward. I routinely make him aware of projects that will be submitted in the upcoming weeks to ensure he is ready. I also participated (on September 23rd) in a site visit with him regarding a complaint that was filed both with the State of Wisconsin and Town of La Pointe.

Coordination Continues with our Zoning Administrator Partners in Ashland County

- Weekly 30-minute coordination meetings continued between the Town and Ashland County. During the month, meetings occurred on 9/2, 9/9, 9/16, and 9/23.
- These meetings continue to streamline our coordination efforts in an attempt keep projects moving on the Island. Each governmental unit prepares a list of items to talk about and then each topic is covered during the meeting. Examples of topics for September include a list of proposed projects that may be approved at the next TPC meeting, the privy/sanitary submittal and approval process, Ordinary High Water Mark location, above ground holding tank potential coordination, certified map coordination, and address sign placement.

Wisconsin Department of Natural Resources Wetland Coordination

- As the Island has numerous identified wetland locations, I continued coordinating with the DNR's Water Resource expert to discuss individual situations. To attempt to save the property owners time, and streamline the DNR's process, we developed (and implemented) a coordination process with the DNR that included participating in Facetime phone calls at the property in question allowing the DNR representative to virtually attend various properties on the Island and be able to see the soils and vegetation. In addition, during the site visit, we determined the location for 4 soil samples that needed to be taken. On September 8th, I drilled 4 soil samples in the area the property owner wants to construct his driveway and dwelling. I documented the soil samples down to 20 inches by taking photos. On September 9th, the DNR sent an email confirming that in the area the property owner would like to build contains no wetlands allowing the property owner to move forward. This process will most be used more in the future. This process benefits the property owners on the Island and also benefits the DNR in not having to travel to certain sites unless deemed necessary.

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Site Visits

Site visits are critical to our understanding of the potential issues that property owners face and help facilitate our review. These visits also allow me to better understand the property owner's goals and to be able to share information as I see it. Providing on-going good customer service is important to me.

During September, I participated in ten site visits (listed below):

September 8th – 2912 Big Bay Road & 3756 Big Bay Road

September 11th – 1099 Middle Road

September 23rd – 1045 Sunny Slope Road & 951 Whitefish Lane

September 24th – 549 Mondamin Road & 505 Bay Hill Cottage East

September 25th – 1045 Sunny Slope Road & 753 Raspberry Trail

September 30th – Ice Road Landing – Xcel Energy Project

Availability to Meet Property Owners/Developers

Property owners have been making appointments, phoning me and also dropping in, if they are near Town Hall. I appreciate all forms of communication as this provides us the opportunity to serve the public. These visits and calls have been on the permitting process, zoning code questions and 911/firestop questions, to name a few. I always try to return their voice messages within 24 hours. Emails, phone calls and status updates are provided on a regular basis so everyone is in the loop.

Zoning Ordinance Re-Write

On September 3rd, the Town held a Public Hearing which was also live streamed on YouTube (and recorded for later viewing). It was well attended with over 32 property owners in attendance. After the Public Hearing, we received feedback that additional question and answer sessions would be beneficial. The Town heard the feedback loud and clear and scheduled three additional Question and Answer sessions with the first being on September 24th. This was posted on the Town's website as well as at the Library, Post Office and at Town Hall. Approximately 10 attended. The TPC received feedback on Sections 1 through 5. It was also live streamed and recorded on YouTube. The final two question and answer sessions are tentatively scheduled for October 8th (Sections 6 through 10) and October 29th (Sections 11 through 16).

Permit Processing

Late Summer continues to be very busy on Madeline Island not only in the number of permits that are being processed but by the number of questions that I am receiving either from currently property owners or prospective property owners. During the month of September, I was able to issue building permits for projects that were discussed and approved by the Special TPC on September 3rd. A Special TPC meeting was conducted immediately following the Public Hearing to allow contractors to immediately get started. The permits for these projects were all issued in the evening immediately after conclusion of the Special TPC meeting.

In addition, I worked with the property owners or contractors on the proposed projects at 1045 Sunny Slope Road, 505 Bay Hill Cottage East, 1099 Middle Road and 753 Raspberry Trail. All submitted applications are on the agenda to be discussed for approval at the October 1st Regular TPC Meeting.

September 2025 Permit Information/Status

DATE	SANITARY PERMIT	COUNTY PERMIT	LAND USE PERMIT	NAME OF PROPERTY OWNER	FIRE #	STREET NAME	Parcel number 014	PROJECT TYPE
8/4/2025		9492	2025-29	Andy Doroschak/Kathleen Anderson		2191 Hagen Rd.	00157-0500	Accessory Building
8/19/2025		9496	2025-34	Jack & Nikole Jones		987 Shore Point Ln	00158-1000	Addition/Accessory Bld
8/25/2025				Geluardi CSM		2343 Hagen Rd.		CSM
9/3/2025		NA		Evan Erickson		320 Big Arns Rd.	00210-0800	Stumping
9/3/2025				Hartzell/With		635 Abby Lane		CSM
9/9/2025		NA		Joe Kuahua		1099 Middle Road	00181-1560	Addition
9/11/2025				Contance Ross		505 Bay Hill Cottage E	00221-0000	Pre-Built Shed
9/15/2025				Thomas Lukken		549 Mondamin Tr	00206-1020	Driveway Extension
9/22/2025				Joe KinneyDeanne Goodlaxsor		753 Raspberry Tr	TBD	Firestop Sign
9/22/2025				Joe KinneyDeanne Goodlaxsor		753 Raspberry Tr	TBD	Driveway/Tiny House
9/23/2025				Eric & Barbara Gruztner		1045 Sunny Slope Road	00398-0100	Replacement Dwelling

During the Month of September the above Geluardi and Hartzell/With CSM's were approved by the TPC on September 10th, by the Town Board on September 23rd and signatures were completed on September 30th. The Raspberry Fields Subdivision final paperwork was also signed on September 30th (It was originally approved by the TPC and Town Board in the Spring). The Evan Erickson and Thomas Lukken projects above are either ground clearing or driveway extensions. Final review will be completed and permits will be issued in October. For the October 1st TPC Meeting, the following were on the Agenda for discussion and possible approval:

- 1) 1099 Middle Road
- 2) 505 Bay Hill Cottage East
- 3) 753 Raspberry Trail
- 4) 1045 Sunny Slope Road

Supporting the Short Term Rental Administrator

The new Short Term Rental Administrator and I continue to coordinate on all issues that cross specialties. During September we continued to work the written complaint that we received in August as well as 9 new complaints all regarding events occurring at the same property address. I attended a site visit/inspection with the State designated building inspector representative on September 23rd. We are coordinating with the Town's attorney regarding a public records request for the information as well as to ensure that we continue to follow all laws, ordinances and guidance.