

**Town of La Pointe Zoning  
Town Plan Commission Regular Monthly Meeting  
Wednesday, October 15, 2008**

**Town Plan Commission Members Present:** Carl Broberg; Chair, Mike Starck, Lois Carlson, Suellen Soucek, (4)

**Town Plan Commission Members Absent:** M. Childers; Vice-Chair, Ron Madich, Ron Harrold (3)

**Public Present:** Charles Meech, Warren Anderson (2)

**Town Staff Members Present:** Jennifer Croonborg; ZA, Jessica Hatch; RCS (2)

**I. Call to Order/Roll Call**

Chair, C. Broberg called the meeting to order at 5:02 pm at the Town Hall. Roll call reflected members present or absent as recorded above.

**II. Public Comment**

Warren Anderson speaks to requests he has made since 2002.

**III. Review and Approval of Previous Meeting Minutes**

**a. October 1, 2008 Special Monthly Meeting**

~~Review and discussion of the last meeting's minutes. It is decided to strike under agenda item II. Public Comment, second paragraph: "with over 80 La Pointe voters' signatures." Under agenda item IV. Zoning Administrator's Report, add: "ZA gave a verbal report" and strike through "She also comments....petition could result." M. Starck moves to approve the minutes of the Wednesday, October 15, 2008, Town Plan Commission Regular Monthly Meeting as amended. L. Carlson seconds. All in favor, 4 aye. Motion Carries.~~

**IV. Zoning Administrator's Report**

M. Starck moves to place on file the ZA's report dated 10-14-08. S. Soucek seconds. All in favor, 4aye. Motion Carries.

**V. Consideration and/or Action of Permit Applications**

**a. Land Use Application by Town of La Pointe for construction of 3300 square foot storage building located on Town property in the LZ District at the Airport on Big Bay Road.**

M. Starck moves to waive the fees and the Land Use Permit for the Airport Snow Removal Equipment Building. L. Carlson seconds. All in favor, 4 aye. Motion Carries.

**VI. Old Business**

**a. Re-consideration of Brummer/Dahlin CSM South Shore Drive Section 33 T50N R3W**

Discussion between Commission and ZA regarding this project. L. Carlson moves to refunds any fees due to the applicants for the Brummer/Dahlin CSM. S. Soucek seconds. All in favor, 4 aye. Motion Carries.

**b. Review of Correspondence dated October 6, 2008 form Northern Environmental RE “Wetland Review, Madeline Island School of the Arts, Town of La Pointe, Ashland County, Wisconsin”.**

Discussion. Charles Meech is invited to speak regarding his plans; he explains the road he was to install is now going to be shorter than originally proposed. Sanitary Permits are discussed. ZA gives her comments. It is decided that the ZA will update the TPC at the next meeting regarding this process. M. Starck moves that we approve the new plan on the road as being in conformance with what we approved for the initial road. S. Soucek seconds. All in favor, 4 aye. Motion Carries.

**c. Requirements and restrictions on non-conforming (grandfathered) lots. (Tabled from August 6, 2008, September 17, 2008 and October 1, 2008 meetings)**

Chair Broberg hands out a document regarding Article IV (General Provisions), Chapter 450-2 (Standard district requirements), E (Lot Sizes). This document is on file in the Official Zoning Minutes Book. Discussion ensues. M. Starck moves to table this item until 11-05-08 Special Monthly Meeting. S. Soucek seconds. All in favor, 4 aye. Motion Carries.

**d. Letter from Glenn and Susan Bergeon dated September 16, 2008 regarding use of their non-conforming lot. (Tabled from the October 1, 2008 meeting)**

Brief discussion. M. Starck moves to table item VI. d. until 11-05-08 Special Monthly Meeting. L. Carlson seconds. All in favor, 4 aye. Motion Carries.

**VII. New Business**

**a. None**

**VIII. General Code Project/Ordinance Revision**

**a. Zoning Map Review and Changes (tabled from August 6, 2008 and September 17, 2008 meetings until November 16, 2008 meeting)**

Commissioners who had planned to give an update on this matter are not in attendance. The date on the agenda for when this item is tabled until is incorrect. M. Starck moves to table this item until November 19, 2008. L. Carlson seconds. All in favor, 4 aye. Motion Carries.

**b. Amendments to draft recommendation:**

Chair Broberg hands out an eleven-page packet to Commissioners; which contains current draft changes and proposed draft changes to the following agenda items for the group to consider. This document can be viewed in Town Hall in the Official Zoning Minutes Book. The TPC review the draft and discuss changes, such action items are listed below.

**i. § 3 (Zoning Districts)**

TPC reviews the current and proposed S-2 minimum lot standards. It is decided to change the proposed side yard setbacks from 15 feet to 20 feet in the S-2 zone. The Town’s zoning schedule for lot dimensional requirements is reviewed and discussed. It is decided to change side yard setbacks from 30 to 40 feet in the S-1 zone. Also, below the schedule the

following is listed “\* Minimum Lot Frontage width must be maintained for at least 20% of the lot depth,” add “ measured from the frontage.”

**ii. § 2 (Definitions)**

Commission reviews the current and proposed changes to “Accessory Structure, Dwelling-Multifamily, Mixed Use District, and Guest House.” ZA makes a copy of “Procedural Guidelines- Zoning and Planning List of Interpretations dated March 17, 2004” for Chair; this document is attached to this meeting’s minutes in the Official Zoning Minutes Book. This document is reviewed in comparison to the proposed draft.

Changes to “Accessory Structure requiring a Permit” are: after “playhouses” add “over 160 square feet,” under “tool sheds for storage...equipment,” delete “tool.” Under “Accessory Structure Allowed Without Permit,” add: “chicken coop-not to exceed 160 square feet,” “playground equipment.” Under “Guest House,” Broberg will revise the amount of time a permit is valid for during different times of the year, change will be: “November 1 through May1 will be a 6 month rental permit” and “May1 through November 1 will be a 30 day rental permit.”

**iii. § 6.10 (Special Uses/Use of Residential Dwellings and Property for Occupational or Business Use)**

TPC does not feel they need to make any changes to this proposed ordinance.

**iv. § 8.4.2 (Conditional Uses)**

Commissioners review the proposed changes. It is decided to change under “Conditional Use Permit H.,” change “(10) days” to “(21) days.”

**v. Repeal of § 15 (Permit Complaint Process)**

Not discussed

**c. Discussion RE Revision to Comprehensive Plan adopted April 25, 2206**

It is stated within the Comprehensive Plan and the State Statute that the TPC is responsible for updating the Comprehensive Plan thus it can not go back to the CAPP committee as suggested. This will be addressed in the future.

**IX. Future Agenda Items**

- a. Review Madeline Island School of the Arts status**
- b. Bergeon Letter**
- c. Non-Conforming Lots**
- d. Comprehensive Plan**
- e. Zoning Map Review**

**X. Schedule of Meetings**

The next TPC meeting will be on Wednesday, November 5, 2008 at 5 pm in the Town Hall.

**XI. Adjournment**

L. Carlson moves to adjourn. M. Starck seconds. All in favor, 4 aye. Motion Carries.

TPC Regular Monthly Meeting adjourns at 7:11 pm.

**Town Plan Commission Minutes respectfully submitted by Town Plan Commission Recording Secretary, Jessica L. Hatch on Thursday, October 16, 2008.**

**Town Plan Commission Minutes approved as amended by TPC RCS, Jessica L. Hatch on Thursday, November 5, 2008. Deletions struck-out.**