

**Town of La Pointe Zoning
Town Plan Commission Regular Monthly Meeting Minutes
June 21, 2012**

Town Plan Commission (TPC) Members Present: Ted Pallas, Chair, Charles Brummer, Vice-Chair, Suellen Soucek, Joan Martin, Carey Baxter, Larry Whalen (6).

Town Plan Commission Members Absent: Greg Thury (1).

Public Present: Susan Hartzell, Pete Rogers, Kate Bortell, Paul Brummer, Dave Thomas, Wendy Thur (5).

Town Staff Members Present: Jen Croonborg-Murphy, ZA, Margaretta Kusch, ZCA (2).

I. Call to Order/Roll Call

Chair Pallas called the Meeting to order at 4:30 PM at the La Pointe Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

III. Approval of Previous Meeting Minutes

a. Town Plan Commission Special Monthly Meeting, June 7, 2012

- Under Public Comment, add Dave Thomas's question (asked after agenda item III) about the procedure for amending corrected minutes.
- Under item VII.a, Hartzell housing, specify how many people live in each of the seven dwellings, as per Susan Hartzell's comments.

Chair Pallas moves to postpone the Town Plan Commission Special Monthly Meeting minutes until the next meeting. S. Soucek seconds. All in favor, 6 aye. Motion carries

IV. Zoning Administrator's Report

The Zoning Administrator notes her frustration with processing after-the-fact permits, as expediting them means that permits submitted in a timely fashion have to be attended to after the late ones. She also looks forward to when the new Town Administrator is hired in the hopes that paperwork between town hall departments will be streamlined.

V. Consideration and/or Action of Permit Applications

a. Ryder, Ben: question regarding after the fact Accessory Dwelling: are the requirements of section 6.2.A met at 2427 Spirit Lane, LP #014-00059-0200.

Mr. Ryder had a permit for an accessory structure (a garage), but then added a second floor apartment on top without a permit. He submitted an after the fact permit with double fees, but the question remains as to whether the structure meets size limitations. The structure in question is 28' x 32' and the principal dwelling on the property is 24' x 42', meaning that the square footage of the new structure is more than 65% of the original dwelling.

The Town Plan Commission agrees that the new structure doesn't meet size limitations. 241 square feet would have to be knocked off the building. The commission also agrees that this is a self-created hardship.

C. Brummer notes that Mr. Ryder wouldn't necessarily have to tear anything down; he could just change the use of the structure to storage (no human habitation).

The Zoning Administrator questions if the current principal dwelling on the property could be changed to an accessory and the new structure designated the principal dwelling with a Change of Use permit.

It's agreed that this could perhaps be an option, assuming the Uniform Dwelling Code (UDC) requirements could be met.

C. Brummer moves that the accessory structure does not meet the provisions of 6.2.A in the Zoning Ordinance. S. Soucek seconds. All in favor, 6 aye. Motion carries.

b. Osterbauer, Morris Certified Survey Map, 936 South Shore Rd., LP #014-00292-0400 and LP #014-002920500.

The County hasn't reviewed this CSM yet, so the agenda item is postponed.

VI. New Business

a. Is a wigwam greater than 400 square feet a dwelling or a camping unit?

The Zoning Administrator reports that there's a property owner interested in building a wigwam over 400 square feet (with a canvas top). She contacted Jim Price of UDC, and he told her that wigwams, tipis, etc. are governed by UDC requirements.

Chair Pallas moves that any camping unit over 400 square feet is going to require a single family dwelling permit. S. Soucek seconds. All in favor, 6 aye. Motion carries.

VII. Old Business

a. Hartzell, Robert: interpretation of Lightkeeper's Lodge Conditional Use Permit does the proposed parking plan meet the conditions of the Conditional Use Permit?

Mr. Hartzell proposes adding two spaces to his easement in order to meet the Conditional Use Permit requirements. It is noted that the parking areas, the Pub, the Lightkeeper's Lodge, and the Rendezvous are all on one parcel.

C. Brummer feels that Mr. Hartzell simply has to meet the requirements of his Conditional Use Permit as written (eight spots have to be marked for the Lightkeeper's Lodge and four spots designated for the Lodge in front of the Pub). He notes that the pod in the Pub/Rendezvous parking area is taking up potential parking spots. S. Soucek agrees.

Chair Pallas feels that if all the parking areas in the complex were measured, the correct amount of parking for the businesses could be met; no new concrete would have to be poured. C. Baxter agrees that this is a possibility.

The Zoning Administrator states that she will also look into the matter of the number of parking spots required for the Pub and for the Rendezvous. She will also ask the Wisconsin Towns Association if Mr. Hartzell's required to meet the parking standards of Zoning Ordinance Section 4.3.

In summary, the Town Plan Commission doesn't think that Mr. Hartzell's proposed parking plan meets the conditions of his Conditional Use Permit.

VIII. Future Agenda Items

- Town Plan Commission Special Monthly Meeting 2nd draft minutes, June 7, 2012
- Osterbauer, Morris Certified Survey Map, 936 South Shore Rd., LP #014-00292-0400 and LP

IX. Schedule Future Meetings

- Town Plan Commission Regular Monthly Meeting to be held Thursday, July 5th, 2012, at 4:30 pm.

X. Adjournment

C. Brummer moves to adjourn. S. Soucek seconds. All in favor. Motion Carries. Meeting ends at 5:22 pm.

Town Plan Commission minutes respectfully submitted by Margaretta Kusch, ZCA on Friday, June 29, 2012.

Town Plan Commission minutes approved as amended Thursday, July 05, 2012.

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