

Town of La Pointe
Affordable Housing Advisory Committee
Tuesday March 12, 2024
10:00 am Town Hall/Zoom
Minutes

Members present: Katie Sanders (Chair), Jane Vogt, Charlie Bertel, Mark Pass
Members absent: Jim Peters
Staff present: Michael Kuchta, Town Administrator

1. Call to Order/Roll Call

Meeting called to order by Katie Sanders.

2. Public Comment – none

3. Minutes of the following meetings to be considered for approval:

A. January 9, 2024

Motion by Katie to approve the minutes as presented, seconded by Charlie, all ayes. Motion Carried.

4. Updates

A. Charlie Bertel – CheqBUILT Community Land Trust

Charlie reported the first annual meeting will probably be in 2 weeks with 14 board members having been appointed, mostly current advisory committee members. They will be working with the Wisconsin Housing and Economic Development Authority for the next 2 years to provide additional funding for staff and assistance.

B. Jane Vogt – Habitat for Humanity

Jane reported things are progressing for the “Rock the Island” project scheduled for Sat. 6/22/24 from 10am – 2pm. They are still waiting to hear about outside funding and will meet with other community organizations/groups this week to see if there is interest. The committee will make a presentation at the 4/9/24 Town Board meeting.

C. Potential properties (687 Middle Rd, Erickson parcel, Hartzell property, Bell Street)

Michael reported the following:

- The TPC did support the AHAC recommendation for the 687 Middle Rd property, it will be discussed at the 4/9 Town Board meeting. Ted Pallas from the Madeline Sanitary District talked with Michael about the sanitary challenges of this parcel and invited the committee to talk with the sanitary district board.
- Evan Erickson Sr. said he is willing to discuss the potential use of 2 parcels he owns on Big Bay Rd. next to the Emergency Services Building, which are zoned R-3. With a realignment of property boundaries, the parcels could hold 8 units total without rezoning.
- Bob Hartzell continues to express interest in selling parcels on his Mondamin Trail property, which is zoned R-1. Property has access to private sanitary sewer and a community well. Details on exactly which land and at what price are undetermined.
- Dave Marchetti, owner of Bell Street Global, still has interest in selling the Bell Street Tavern property to the Town. This property is zoned C-1 and

has existing vacation rentals on 2nd floor. Conceivably, this property could be eligible for WHEDA Vacancy to Vitality or Restore Mainstreet loans.

Michael will follow up with the owners of the above properties.

Jane asked about the status of securing a developer/builder. Michael stated we still do not have a developer and we are working on identifying a viable piece of land first, then what type of housing is appropriate for that land, then pursuing financing and a builder/developer.

Charlie stated he looked at the tax credits WHEDA approved in the past and they have been housing developments of 40-160 units.

Jane asked about the work Tom Kromroy had done on identifying underused properties on the island for possible rehab. Katie will contact Tom and investigate possible owner interest.

Jane said there will be a construction manager from Habitat coming to the island and it would be good to have a couple of properties for them to evaluate. Katie suggested the Bell Street property in addition to the Middle Road property. Michael will schedule.

D. Michael Kuchta – WCMA Conference

Michael attended the winter Wisconsin City/County Management Association conference, which included a breakout session on affordable housing. He met with a partner from Baker Tilly who offered to look at our developer RFP and give feedback. One suggestion made in the session is for the municipality to be its own developer.

Michael also followed up with Janet Bewely; she had the following suggestions: contact Bayfield County Housing Authority to see if they have any interest in working with us; look at local businesses building a business condo for seasonal units; and add senior housing as part of our planning to open additional funding sources.

5. Recommendations to Town Board

6. Public Comment – none

7. Set Next Meeting Agenda and Date

Next meeting scheduled for Tuesday 4/16/24 at 10 am

9. Adjourn

Motion by Charlie to adjourn, seconded by Mark, all ayes. Motion Carried.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant
Minutes approved as presented 4/16/24. D. Goetsch, Clerical Assistant