

Town of La Pointe
Affordable Housing Advisory Committee
Thursday April 10, 2025
5:00 pm Town Hall/Zoom
Minutes

Members present: Katie Sanders (Chair), Charlie Bertel, Michael Kuchta, John Nielsen, Jackie Noha and Lois Carlson
Members absent: Jim Peters, Mark Pass and Samantha Dobson
Staff present: Max Imholte, Town Administrator
Ed Schaffer, Zoning Administrator

1. Call to Order/Roll Call

Meeting called to order by Katie at 5:01 pm.

2. Public Comment - none

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

A. March 13, 2025

Motion by Michael to approve the minutes with one typo corrected, seconded by John, all ayes. Motion Carried.

4. Discussion Topics

A. Zoning

Ed explained that the Town Plan Commission (TPC) plans to create a new zone (AH-1) based on input from Charlie Bertel for the Town parcel on Big Bay Road that this committee is planning to develop. Ed explained total cost and overall planning would be less than doing a planned unit development. Discussion on this zone change being necessary and pros/cons of creating it.

B. Funding opportunities updates

- Michael noted the committee is in need of a development partner before we can apply for an infrastructure loan as well as better cost estimates.
- Charlie stated that Mark is planning to have Dynamic Homes visit the island the last week in April to see if they are interested in our project.
- Discussion on whether we can apply for the infrastructure loan to just clear the land.

Motion by Katie to recommend to the Town Board that the committee peruse an application for an infrastructure loan in the fall, seconded by Lois, all ayes. Motion Carried.

C. Discussion of management model

- Max stated he met with Kathy Beeksma from the City of Ashland Housing Development and will be speak with her again after she discusses with her board.
- Michael spoke with Todd Mandel of the WI Partnership for Housing Development about rental management and development partnership.

Michael sent him the information he asked for and has not heard back from him yet.

D. WHEDA Conference

Charlie, John, Mark and Michael will attend this conference in Wisconsin Dells on 4/22. Charlie will gather needed information.

5. Public Comment

John asked:

Can we start with what people on the island can afford (approx. \$1,200/month) and then work backwards to what we can build?

What are we building: rental, rent to own, tenant provided improvements to Town own lots?

Consensus that until housing costs and management models still need to be investigated.

6. Set Next Meeting Agenda and Date

Next meeting scheduled for Thursday 5/8/25 at 5pm

7. Adjourn

Motion by John to adjourn, seconded by Katie, all ayes. Motion Carried.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant
Minutes approved as presented 5/8/25. D. Goetsch, Clerical Assistant