

Monday, January 12, 2026

## **Zoning Administrator Report for End of Year 2025**

**Prepared by: D Shields**

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### **- APPLICATIONS**

- Zoning Compliance - 1 New in December
  - 34 total applications for 2025 - (32 approved - 2 denied)
- CUP - 1 new in December
  - 16 total applications for 2025 - (6 Approved - 4 denied - 5 rejected/cancelled - 1 pending)
- APPEALS - 1 new in December - pending
- VIOLATIONS -
  - 10 total investigated (2 pending, 8 cleared/no violation found)

### **- MEETINGS**

- Attended 12 Township Board Monthly meetings, 3 Special meetings
- Attended 18 Planning Commission meetings
- Attended 2 Zoning Board of Appeals Meetings

### **- TRAINING**

- Completed ZA certificate course in February 2025
- Various other webinars and continuing courses related to planning & Zoning including MTA's 2 day Planning & Zoning Retreat downstate, Continue to maintain Master Citizen Planner status
- Attended 4 quarterly Master Citizen Planner Cohort zoom meetings (MSUE ext)

### **- GENERAL TASKS**

- Returned various phone calls and e-mails regarding zoning and land uses for parcels. Performed site visits as required.

## 2025 Zoning Compliance Report

MONTH	APPLICANT	PARCEL ID #	LOCATION	USE	STATUS	DATE OF DECISION
JAN	None					
FEB	None					
MAR	Duane Newton	<a href="#">001-362-009-00</a>	N7566 Spruce St, Au Train	mini-warehouse	approved	3/20/2025
	Cory Cole	<a href="#">001-368-001-00</a>	Block 18 Lots 1-5 & 12-16 Village	Resort	approved	3/25/2025
	Amy Hernandez	<a href="#">001-520-040-00</a>	N7726 Evergreen Dr, Christmas	Home Occ	approved	3/27/2025
APR	Sarah Osga	<a href="#">001-033-008-00</a>	E8196 CR 440, Wetmore	NC SF Dwelling	approved	4/28/2025
MAY	Julie Adams	<a href="#">001-257-014-50</a>	N6598 Au Train Forest Lake Rd	B&B	<b>DENIED</b>	5/2/2025
	Robert Lundquist	<a href="#">001-680-003-00</a>	N3639 16 Mile Lake Rd, Munising	NC Acc Bldg	approved	5/6/2025
	Brian & Kristen Van Wieren	<a href="#">001-325-024-50</a>	TBD Ridge Rd, Munising	NC SF Dwelling	approved	5/6/2025
	James DeMarinis	<a href="#">001-640-009-00</a>	6573 Summer Homes Rd, Au Train	NC addition	approved	5/22/2025
	Toni Lee McKee	<a href="#">001-116-009-00</a>	E8302 State Hwy M94, Munising	NC addition	approved	5/27/2025
	Terry Passinault	<a href="#">001-325-022-00</a>	7255 St Hwy M28, Munising	NC Acc Bldg	approved	5/23/2025
	Scott McGee	<a href="#">001-665-002-00</a>	E7888 Ready Lake Rd	NC Deck	approved	5/31/2025
JUN	Kona Development (Superior Times)	<a href="#">001-255-039-00</a>	N6750 Au Train Forest Lake Rd	NC Acc Bldg	approved	6/6/2025
	William Torongo Northmen Construction for Sievertson	<a href="#">001-225-001-30</a>	N3307 16 Mile Lake Rd	NC Acc Bldg	approved	6/6/2025
	Kona Development (Superior Times)	<a href="#">001-255-039-00</a>	N6750 Au Train Forest Lake Rd	NC ADD laundry	approved	6/19/2025
	Steven LaBean (Bryant)	<a href="#">001-214-010-30</a>	E7605 Crossover Rd	NC Addition	approved	6/20/2025
	Anthony Mazzali	<a href="#">001-255-088-00</a>	N7108 Au Train Forest Lake Rd	NC AB 2000sf	approved	6/20/2025
	Duane Newton	<a href="#">001-362-009-00</a>	N7566 Spruce St	ZC Hotel/Motel	<b>denied</b>	6/24/2025
	Paul Lambert	<a href="#">001-214-027-00</a>	N3912 Hayward Rd	NC Addition	approved	6/29/2025
		<a href="#">001-450-028-00</a>				
	Brett Alexander	<a href="#">001-450-029-00</a>	TBD Lots 28 & 29 Riverview Estates	NC SF dwelling	approved	7/3/2025
JUL	Terry & Shannon Poquette	<a href="#">001-660-014-00</a>	N448 Tanglewood Dr (Westbranch Lk)	NC Cabin	approved	7/19/2025
	David Walther Contracting (Walther, Ryan)	<a href="#">001-327-013-00</a>	N7930 Koski Rd	NC Addition	approved	7/14/2025
	Todd & Kelly Rickel	<a href="#">001-321-006-22</a>	Cty Rd 440 TBD West Branch Lake	NC SF dwelling	approved	7/19/2025
	Joe Lasak	<a href="#">001-535-012-00</a>	N7788 Bayberry Lane	NC Acc Pole Bldg	aproved	7/29/2025
	Nate/Heather at Premium UP Sheds (Scott Robinson)	<a href="#">001-680-005-00</a>	N3684 16 Mile Lake Rd	NC Acc Pole bldg	approved	8/18/2025
	George Whiting	<a href="#">001-325-024-20</a>	N7160 Ridge Rd	NC Rec Structure	approved	7/25/2025
AUG	Carol Denman	<a href="#">001-367-003-00</a>	E5431 Liberty	Use change acc Bldg to dwelling	approved	8/4/2025
	Laura Goodness	<a href="#">001-570-006-00</a>	N2591 Cooks Lk Trail	NC Addition	approved	8/14/2025
	Herbert Brown	<a href="#">001-255-086-00</a>	E5403 North Shore Rd	Use Change remove STR	approved	8/21/2025
	Fox Contracting-Ken LaJoie (Roger Verardi)	<a href="#">001-255-074-00</a>	5485 North Shore Rd	NC Addition	approved	9/5/2025
	Chris Pesola - Wausau Homes (Andrew Hartwick)	<a href="#">001-327-017-20</a>	N7829 Koski Rd	NC Home	approved	9/5/2025
SEP	Linda Dorsch	<a href="#">001-235-008-00</a>	E6885 Doe Lake Rd, Munising	NC Rec Structure	approved	10/2/2025
	Jason Doran	<a href="#">001-170-001-35</a>	N8148 Reindeer Run, Munising	NC Addition	approved	9/20/2025
	Willie & Nancy Peterson	<a href="#">001-255-059-00</a>	5567 North Shore Rd, Au Train	NC Acc Bldg	approved	10/2/2025
DEC	Alex Sylvester (Frederickson)	<a href="#">001-180-005-00</a>	E7330 State Hwy M28, Munising	NC 2FD NC AB ATF	Approved	1/7/2026

January 12, 2026

## 2025 Hearings Report

MONTH	APPLICANT	PARCEL ID #	LOCATION	USE	STATUS	HEARING DATE	DIST
JAN	None						
FEB	Wyatt Seaberg	<a href="#">001-325-024-30</a>	N7768 Ridge Rd, Munising	STR	DENIED	2/12/25	RR1/2
MAR	Jennifer Stewart	<a href="#">001-450-019-00</a>	E5467 Au Train Riverview Dr, Au Train	STR	DENIED	3/19/25	R1/2
	Christopher Holley	<a href="#">001-590-006-00</a>	E7698 W State Hwy M28, Christmas	STR	Approved	3/19/25	TD
	Duane Newton	<a href="#">001-362-009-00</a>	N7566 Spruce St, Au Train	RESORT	CANCELLED		TD
APR	Duane Newton	<a href="#">001-362-009-00</a>	N7566 Spruce St, Au Train	STR	DENIED	4/23/25	TD
	Wyatt Seaberg	<a href="#">001-325-020-00</a>	N7840 Ridge Rd, Munising	Acc Addition	Approved	4/23/25	TD
MAY	Kevin Kolbus	<a href="#">001-650-024-00</a>	E7779 State Hwy M28, Christmas	STR	Approved	6/11/25	TD
	Kevin Kolbus	<a href="#">001-179-001-15</a>	E7781 Carr Lake Dr, Christmas	STR	Approved	5/14/25	TD
	Dan Risch	<a href="#">001-212-029-00</a>	E7139 Carlson Rd, Munising	Acc Bldg	Approved	5/14/25	LS/R2
	Duane Newton	<a href="#">001-362-009-00</a>	N7566 Spruce St, Au Train	STR	withdrawn	-	TD
JUN	Todd & Michelle Kulik	<a href="#">001-255-033-00</a>	N7111 Pioneer Trail, Au Train	STR	rejected Moratorium	-	LS/R1
JUL	William Duckwall	<a href="#">001-331-013-00</a>	4947 State Hwy M28, Au Train	Ship cont	rescinded	-	TD
AUG	Cory & Kristy Cota	<a href="#">001-212-001-00</a>	N4421 16 mile Lake Rd, Munising	Pvt Kennel	approved	9/25/25	LS/R 2
OCT	Jill Denman & John Kroupa	<a href="#">001-355-011-00</a>	E5360 Woodland Ave, Au Train	STR	rejected - STR removed from R1/2	-	R1/2

## 2025 VIOLATIONS LOG

DATE	VIOLATION SUBMITTED BY	PARCEL OWNER OF RECORD	PARCEL ID #	LOCATION	VIOLATION	STATUS
6/5/25	ZA Shields	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408A (5) and 408B	<a href="#">site visit to inform of new violation of 408A (5) use of two trailers as accessory buildings for storage - Complaint initiated by ZA</a>
7/2/25	O'Neil	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408B	Violation cleared. Shipping Container removed
7/12/25	ZA Shields	George Whiting	001-325-024-20	N7160 Ridge Rd, Munising	ZO Section 701 A	<a href="#">Structure without ZC Complaint initiated by ZA</a>
7/15/25	Duane Newton	Unknown at this point possibly on Township property (road)		Airport landing Rd, Au Train	RV parked on Landing field rd for several months and occupied for human habitation	<a href="#">Violation complaint form received - along with photo of camper and car with wisc plates</a>
7/15/25	Duane Newton	Duckwall / Au Train Beach Campground	001-331-013-00	4947 St Hwy M28, Au Train	shipping container	<a href="#">Violation complaint form rec'd</a>
7/15/25	Duane Newton	Kerby Albro	001-366-003-00	5461 Liberty St, Au Train	Firewood production	<a href="#">Violation complaint form rec'd</a>
7/15/25	Duane Newton	Kerby Albro	001-366-003-00	5461 Liberty St, Au Train	Firewood production	<a href="#">NO VIOLATION FOUND - complainant notified</a>
7/19/25	Duane Newton	Daniel Risch	001-212-029-00	N7139 Carlson Rd	Shipping container not allowed use	<a href="#">Violation complaint rec'd</a>
7/23/25	ZA initiated due to Bldg violation	Mark Frederickson	001-180-005-00	N7330 State Hwy M28	demo & rebuild of structure without permitting	<a href="#">Violation initiated - landowner needs ZC so he can apply for building permit after the fact</a>
7/24/25	Duane Newton	Daniel Risch	001-212-029-00	N7139 Carlson Rd	Shipping container not allowed use	<a href="#">NO VIOLATION FOUND - complainant notified</a>
7/24/25	Duane Newton	Beauchaine (Delisle)	001-370-001-00	Airport landing Rd	RV and vehicles parked on rd	<a href="#">NO VIOLATION FOUND - complainant notified</a>
7/25/25	ZA Shields	George Whiting	001-325-024-20	N7160 Ridge Road	no ZC for structure	<a href="#">Violation cleared. ZC Approved for Rec Structure</a>
8/18/25	Duane Newton	Duckwall / Au Train Beach Campground	001-331-013-00	4947 St Hwy M28, Au Train	shipping container	<a href="#">Violation cleared. Per CUPPAD, not a violation</a>
8/22/25	Tom Beauchaine	Cory Cole	001-363-007-00	N7556 Arbutus, Au Train	someone living in home other than landowner - use of residence on business parcel to be used by business owner or operator only.	<a href="#">Complaint received and logged</a>
8/23/25	ZA Shields	Tricia & Frederick Nunn	001-325-002-45	N8041 Harbor View Dr, Munising	Operating STR without ZC	<a href="#">Violation initiated by ZA - house listed on VRBO as STR - ReMax MLS 50185873</a>
9/8/25	Tom Beauchaine	Cory Cole	001-363-007-00	N7556 Arbutus, Au Train	someone living in home other than landowner - use of residence on business parcel to be used by business owner or operator only.	<a href="#">NO VIOLATION FOUND - complainant notified</a>
9/11/25	ZA Shields	Glyptis/Savola	001-353-008-00	N7604 Spruce St, Au Train	Truck trailer body used as accessory building	<a href="#">Violation initiated by ZA</a>
9/24/25	ZA initiated due to Bldg violation	Mark Frederickson	001-180-005-00	N7330 State Hwy M28	demo & rebuild of structure without permitting	Violation follow up turned back over to Alger Co Bldg Joe Cilc
12/10/25	ZA Shields	Tricia & Frederick Nunn	001-325-002-45	N8041 Harbor View Dr, Munising	Operating STR without ZC	<a href="#">NO VIOLATION FOUND - Non-conformity</a>

Zoning Abbreviation KEY	
<b>2FD</b>	- 2 family Dwelling
<b>AB</b>	- Accessory building
<b>ADD</b>	- addition
<b>ATF</b>	- After the Fact
<b>B&amp;B</b>	- Bed & Breakfast
<b>CG</b>	- Campground
<b>DEMO</b>	- Demolish
<b>H/M</b>	- Hotel/Motel
<b>MFD</b>	- Multi-family Dwelling
<b>MOB</b>	- Mobile Home
<b>NC</b>	- New Construction
<b>OTH</b>	- Other
<b>REC</b>	- Recreational Structure
<b>RZ</b>	- Rezone
<b>STR</b>	- Short-term Rental
<b>SFD</b>	- Single Family Dwelling
<b>RES</b>	- Resort
Zoning Districts	
<b>LS/R1</b>	- Lakeshore River one
<b>LS/R2</b>	- Lakeshore River two
<b>R1/2.</b>	- Residential one two
<b>RR1/2</b>	- Rural Residential one two
<b>TD</b>	- Town Development
<b>T/RP</b>	- Timber Resource Production