

Town of La Pointe Special Planning and Zoning Town Plan Commission Meeting Minutes

**6 pm or Immediately Following TPC Question & Answer Session #2
October 8th, 2025 at Town Hall**

<https://us02web.zoom.us/j/85817354068?pwd=WWY4REFXZ3dLaVROQXlMOWV3WVVB4dz09>

Members Present: Chair Paul Wilharm, Charley Brummer, Jim Peters, Suellen Soucek, David Ehlen

Staff Present: ZA Richard M Kula, TA Max Imholte

Public Present: Paul Brummer, John Carlson, Rev. Dr. Heidi, Samantha Dobson (sign in sheet attached)

I. Call to Order/Roll Call (started approximately 5:35 pm)

Members present reflected above

II. Public Comment (less than 1 minute)

PBrummer – The 1045 Sunny Slope project is on the Madline Sanitary District agenda for a meeting on October 15th. In the past, building permits were not issued prior to the issuance of a sanitary permit. RKula indicated that we have been working with Zach at MSD. It is on the agenda for next week. The MSD has not approved it. There were 3 different options. The property owner has been working with a master plumber on the options as well.

III. Old Business

a. Review, Discuss and possibly approve land use permit applications:

- i. **1045 Sunny Slope Road – Replacement Accessory Dwelling with Attached Garage (Eric & Barbara Grutzner)** – RKula prepared and distributed a 37-page detailed document outlining options/alternatives to address the TPC's concerns. CBrummer thanked RKula for providing a plot plan and the application. CBrummer read the Zoning Ordinance in regards to the 150% of the original size allowance for non-conforming structures. RKula talked about the various square footage estimates from the previous sources and how he coordinated with the Assessor to determine if there is any sort of errors that could be in the measurements. The current assessor didn't measure this structure, but felt 10% could be a reasonable estimate for potential square footage error. PWilharm supported building up to 945 square feet in the setback and then anything above 945 square feet could be outside of the setback. RKula walked through the data package that included all information from August 11th to today. This included various engineering drawings, photos from the site and listing of all measurements. One of the options had 119% of the building within the setback and is 100% out of the right-of-way. Further from the roadway improves safety. Errors were made along the way. Accessory structures are limited by Ordinance, to 65% of the primary dwelling or 1,500 square feet, whichever is smaller. DEhlen appreciated the work and the level of comment. While not a perfect solution, it is a viable alternative given the circumstances. Finding a working solution is

part of our job. The solution that RKula and PWilharm are talking about seems to be viable. There was discussion on if a structure could be added on to at some point in the future. JPeters stated that they could rebuild on the same site or request a variance. We may be bending the rules a little bit to move it to begin with. It is subject to interpretation. The intention of moving it, is the greater good (increase safety). Balancing rights and duties and doing what is best. A question was raised as to the garage/living space split between the 1,350 square foot building. Although with it being less than 1,500 square feet in total, the breakout isn't completely relevant. SSoucek asked if they could be two different buildings. Maybe move the garage somewhere else or the living space. PWilharm made motion was made to approve the proposed project as currently drawn (1,350') with 945 square feet in the setback. JPeters seconded the motion. PWilharm and DEhlen voted aye. SSoucek abstained. There were 2 ayes and 2 nays and 1 abstention. The motion failed.

- ii. **753 Raspberry Trail – Accessory Building (300 square foot Small Home) (Joe Kinney/Deanne Goodlaxson)** The project was not ready for discussion tonight. (Property owner closed today, and dropped off the Sanitary permit request with Ashland County today.)

- b. **Residency Requirement for TPC Members** – The Zoning Ordinance states that the TPC shall consist of 5 members who are Town Residents. Right now we have a commissioner that is not a Town Resident. Recommend that they either have David Ehlen resign or take him off the TPC or change Section 13.3 to read 5 members appointed by the Town Board where 1 can be a non-resident who owns land on the Island. Options include removing the board member or have the Town change the Ordinance. The whole premise has to do with what being a resident means. What does being a resident mean? Where you reside? Where your drivers license reads? Where do you pay your taxes? Make it detailed so there is no misunderstanding. The Town Board would have two options. The sticking point is what the definition is. Should we add full-time resident? Wisconsin has language on residency. Should we conform to that definition. DEhlen will provide language to RKula to share with the group. PWilharm recommends that TPC present language from JPeters to the Town Board. TPC recommended that this be carried forward to the Town Board.

IV. New Business

- None -

VII. Future Agenda Items

Add old business items and new building permits and anything else.

TB (5) TPC (5) Clerk (1) File (1) Email: Town Administrator; Assistant Administrator; Clerk; Deputy Clerk;
La Pointe Shop

VIII. Extended Public Comment (less than 5 minutes)

Paul Brummer – You may have to go through a public hearing process to change membership. Maybe something can be redesigned at 1045 Sunny Slope instead of going through the variance process.

John Carlson – John is concerned that the rules are being bent and reshaped. He has the easement. But if there are rules, why are we twisting and bending the rules to make this work? If you open it for this, you open it up to others.

IX. Next Scheduled Meeting – Regular TPC Meeting - November 5, 2025 @ 430 pm

X. Adjournment @ approximately 6:30 pm

Paul Wilharm, Town Plan Commission

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk. Note: It is possible that members of other governmental bodies of the municipality (and possibly a quorum) may attend this meeting to gather information. No action will be taken by any governmental body at this meeting; other than the governmental body specifically referred to in this notice.

Name: 2

Name: Paul Brumm
San Antonio, Texas

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