

Town of La Pointe Special Planning and Zoning Town Plan Commission Zoning Re-Write Question & Answer Session #2/Meeting Minutes

5:00 pm, October 8th, 2025 at Town Hall

<https://us02web.zoom.us/j/85817354068?pwd=WWY4REFXZ3dLaVROQXIMOWV3WVB4dz09>

Members Present: Chair Paul Wilharm, Charley Brummer, Jim Peters, Suellen Soucek. Dave Ehlen (absent)

Staff Present: ZA Richard M Kula

Public Present: Paul Brummer, Rev. Dr. Heidi, Samantha Dobson, Alex Haecker, Erika Spande, John Carlson and Tim Belcastro joined online (see attached)

I. Call to Order/Roll Call

Members present reflected above

II. DRAFT Zoning Re-Write Question & Answer Meeting Schedule

(All at Town Hall from 5 pm to 6 pm)

- a. September 24th - Sections 1 – 5 (Completed)**
- b. October 8th - Sections 6 – 10**
- c. October 29th - Sections 11 -16**

III. Overview of Process – RKula presented a PowerPoint presentation (attached to the meeting minutes) that gave an overview of history from 2019 to current, the public review timeline, the importance of feedback, the importance of hearing from the attendees including what concerns they have and what they like. The last slide listed the Sections (6-10) that we are reviewing tonight.

IV. Public Questions & Answers/Comments on DRAFT Zoning Ordinance

- a. Section 6 – Regulations of Special Uses**
- b. Section 7 – Conditional Uses**
- c. Section 8 – Administration**
- d. Section 9 – Nonconforming Uses**
- e. Section 10 - Board of Zoning Appeals**
- f. Other Sections, as needed.**

AHaecker asked about what the process is going forward. We are collecting all of the comments. They are being shared with the TPC and are being filed in a notebook. We will evaluate each comment and make appropriate changes. There will most likely be an abbreviated review process at the end. It will most likely be published online. Then TPC will make recommendations to the Town Board. The Town's attorney will also have to review it. An exact timeline isn't known, but we would like to get this wrapped up sooner rather than later.

Section 6 – Regulations and Special Uses – PBrummer had comments on Page 68 – 6.1.B – Junk/Salvage Yards. How can you enforce them? Junk/Salvage yards are one of the most contentious things. Section 6.2.8 – Accessory dwellings. Consider adding the limit of 65% or 1500 sq ft as the limit, whichever is smaller. This avoids the double density. Home occupations and home business to allow only those that live there to work there and limit it to 25% of the dwelling and limit the home business to 25% of the principal dwelling. Small cottage industry is fine, but opening it up opens pandora's box.

Enforcement was discussed and the need for a written complaint. There was a brief discussion about how many vehicles can be on a lot and if they are registered. This is related to a discussion about the junk ordinance, but you have to start somewhere.

Section 7 – Conditional Uses – PBrummer recommended that the Town Plan Commission decide CUP's and not the Town Board. Most communities in Wisconsin do not have the Town Board determine CUPs. It goes from Zoning to the Zoning Board of Appeals to Circuit Court. Both processes are legally allowed.

RHeidi added that she would like things to be consistently considered. That is important. How do we keep it consistent going forward as the community grows.

Section 8 – Administration – No comments.

Section 9 – Nonconforming Uses – No comments.

Section 10 – Board of Zoning Appeals – CBrummer had questions on what incrementally small percentages meant in regards to variances. What does that mean, 2000% in relation to 10,000% might be incrementally small. There was also discussion about posting things in the local newspaper. Now that they aren't published more than one time a week, missing a deadline could delay things for a couple of weeks.

Other Sections, as Needed – No comments.

SDobson – Recommended more public notification for the last meeting (October 29th). Explore the Island's Text Service.

PBrummer talked about a previous CUP and Town Board coordination/consideration of a letter received that, perhaps, TPC had not seen.

IV. Adjournment @ approximately 5:31 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.

Sign-In Sheet
Town Plan Commission: Special TPC Meeting
Question & Answer Session #2
October 8, 2025

Name:

Paul Brunner

Bernita Dobson

ALEX HACKER

ERIKA SANDER

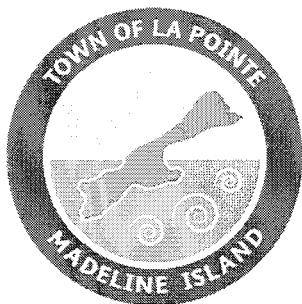
Physical Address:

N733 main & 895 midvale

400 Old Ft. Rd

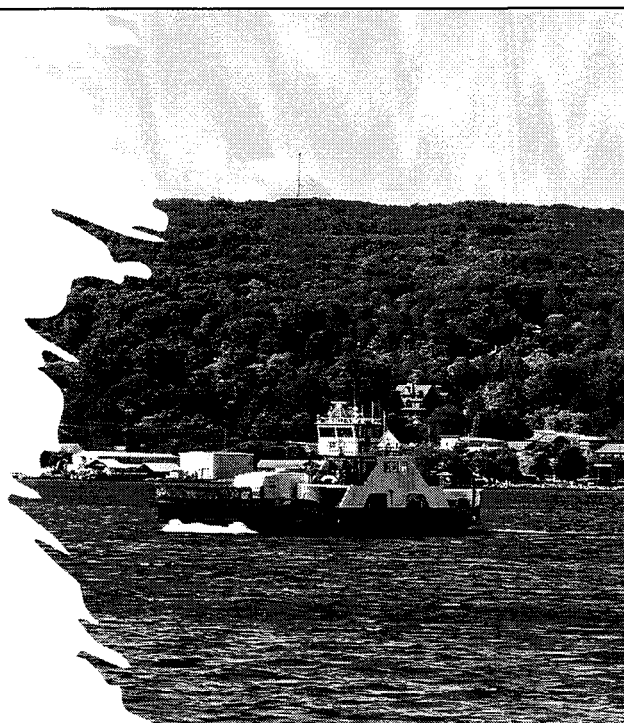
895 NE. ROW

895 NE ROW



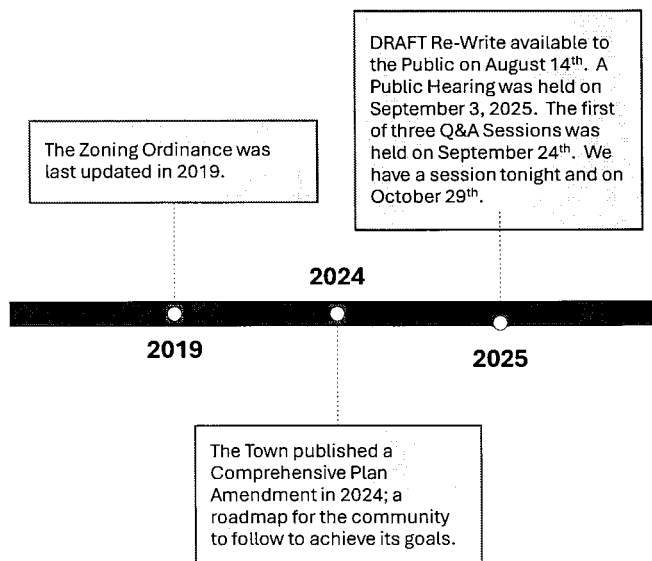
Town of La Pointe

Zoning Ordinance Re-Write
Question & Answer Session #2
October 8, 2025



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Zoning Re-Write: Question & Answer Session #2

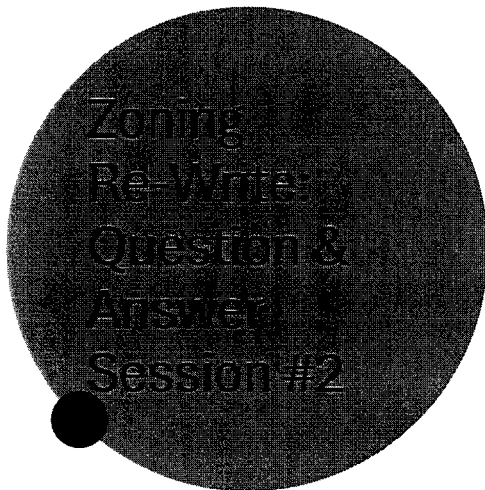


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Zoning Re-Write: Question & Answer Session #2



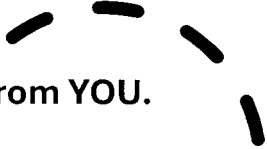
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- Your feedback & input are valuable and appreciated.
- While there are changes throughout the document, we want to methodically review the draft document with you in the following sequence:
 - September 24th – Sections 1 through 5,
 - October 8th – Sections 6 through 10,
 - October 29th – Sections 11 through 16.

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**Zoning
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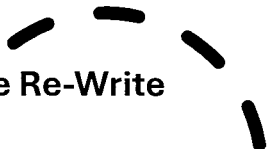


Today we want to hear from YOU.

- What modifications do you like?
- Do you have any questions?
- What are your concerns?
- What would you change, and why?

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**Zoning
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DRAFT Zoning Ordinance Re-Write

- **Section 6 – Regulation of Special Uses**
- **Section 7 – Conditional Uses**
- **Section 8 – Administration**
- **Section 9 – Nonconforming Uses**
- **Section 10 – Board of Zoning Appeals**
- **Other Sections**

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