

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

430 pm, January 21st, 2026 at Town Hall

<https://us02web.zoom.us/j/85817354068?pwd=WWY4REFXZ3dLaVROOXIMOWV3WVB4dz09>

Members Present: Chair Paul Wilharm, Charles Brummer, Jim Peters, Suellen Soucek (via Zoom), Aimee Baxter

Staff Present: ZA Richard M Kula, TA Max Imholte

Public Present: Arnie Nelson

I. Call to Order/Roll Call

II. Public Comment (less than 1 minute)

None

III. Approval of Previous Meeting Minutes

- a. Regular TPC Meeting – January 7th, 2025** – CBrummer had a couple of minor edits (typos). JPeters had a couple of minor edits as well including a correction and clarification on the TPC Chair acknowledging public for input. The Roberts Rules of Order will continue to be followed. JPeters made a motion to approve the meeting minutes as amended. ABaxter seconded. All voted in favor.

PWilharm made a motion to reverse the agenda and cover New Business before Old Business. CBrummer seconded. All voted in favor.

IV. Old Business

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

i. None

- b. Zoning Ordinance Re-Write – Review & Discuss Modifications** – PWilharm kicked off the review and indicated that we would be going through the revised DRAFT Zoning Ordinance one chapter at a time, page by page. A mislabel of a reference to Section 16 was pointed out by CBrummer. There was discussion on the number of campers permitted at a campground (two versus one). It will remain at two. There was discussion on free standing decks and the appropriate size. 250 square feet seems excessive. Discussion resulted in reducing this to 100 square feet. Discussion continued on to accessory buildings and how much habitable space is available. The size of the living space versus garage space was the focus of the discussion. This is specifically in regards to double density. There is no limit on accessory buildings as long as they meet setbacks. A barndominium is a potential loop hole. This discussion resulted in draft language being shared by CBrummer that included, “Decks, garage/shop area is included in square footage calculations.”

Discussion also occurred on land disturbing activities. CBrummer questioned if demolition should also be included? Removal of foundations.

Lot widths will have to further researched per the earlier conversation with Arnie Nelson. RKula volunteered to do additional research.

CBrummer opened the discussion on Right-of-Ways and how the center of the road isn't always the mid-point of the right-of-way. A couple of examples were shared. Some lot lines are in the road. That shouldn't be used as stated. Discussion included recommending property owners have a survey (not as involved as a certified survey map) completed. Especially if someone is planning on building next to or near the property line. Maybe put it on the application or in the Zoning Ordinance, or in/on both. Leave it up to the Zoning Administrator for complicated proposed projects? It will be brought back to the TPC for further discussion.

Structure Definition - There was discussion on structures with wheels and how those fit into the Zoning Ordinance. Can they be considered a structure? It goes back to the 1990s. It was removed, but could be added back in. This could be trailers, food trucks, it could apply to a lot of things. We can revert back to the old definition and get public input. If it is mobile, do they need a permit? Have the Zoning Administrator make the call if it is portable unit or a structure? Maybe leave it as it is and look at the C-1 district?

Substantial completion (Definition #100) – Modifications were made to make it to a higher standard, to be used as it was intended. The TPC was in agreement with the current language.

The decision was made to stop at the end of Definitions and conduct another Special TPC meeting to continue. The TPC agreed upon meeting again on January 28th @ 400 pm.

V. New Business

a. Non-Conforming Lot Modifications

i. Combining Lots, but not up to minimum lot size

- #### **ii. Measuring the width of a Lot – Shoreline vs Perpendicular** - RKula prepared and distributed materials to the Team. He started with combining non-conforming lots but still not meeting the minimum lot size. He also reviewed the Lot Width requirements, especially related to S-1. He reviewed the materials with the Team. Arnie Nelson was recognized by the TPC Chair to share information. RKula reviewed the details with

the lot sizes in question. On the north side, it is conforming, but after moving the lot line 50', it is question. Is it the distance measured across the lot or along the shoreline? CBrummer clarified that the width should be measured, by ordinance, perpendicular and not along the shoreline. Arnie provided an overview of his proposed lot re-configuration and his understanding of the measurements. CBrummer was in favor of using the formula to get the weighted average to meet the lot width requirements. RKula reviewed the two weighted average options. The middle ground between the two options would get to the 250'. Discussion occurred for a few minutes on various potential options and what might work to meet the requirements. Arnie would like this completed by June or July. Arnie provided a larger copy of the survey for the TPC to use in evaluating options.

- b. Potential Sauna with Non-Conforming Building** – RKula prepared a summary of the proposed 10' by 12' sauna at 351 Fort Road which would be located approximately 30' from the Ordinary High-Water Mark, adjacent to an existing non-conforming dwelling. RKula provided the excerpt from the Zoning Ordinance regarding non-conforming structures. After a brief discussion on the proposed location and a review of the Zoning Ordinance, the only viable option would be to construct a sauna with the appropriate setbacks.

VII. Future Agenda Items – Zoning Ordinance

VIII. Extended Public Comment (less than 5 minutes)

None

IX. Next Scheduled Meeting –

Special TPC Meeting – January 28th, 2026 @ 400 pm

Regular TPC Meeting - February 4, 2026 @ 430 pm

X. Adjournment @ approximately 5:45 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.