

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

400 pm, February 11th, 2026 at Town Hall

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

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

Staff Present: ZA Richard M Kula, TA Max Imholte

Public Present: None

I. Call to Order/Roll Call

II. Public Comment (less than 1 minute)

None

III. Old Business

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

i. None

b. Zoning Ordinance Re-Write – Continue Review

JPeters provided a summary of the items discussed at the last meeting. He modified language regarding the Class 2 notification public notification process and recommended using the same language other places in the document.

PWilharm lead today’s review on Section 9, on page 91. JPeters brought up discussion on adding on to non-conforming structures and if we wanted to continue to allow it, and if so, how much should we allow? He could see both sides of the issue. There was discussion within the group as to different options including 25% or 50%. Should it be 2,000 square feet or 1,500 square feet or and up to 50%? CBrummer recommended that we drop the 2,000 square feet to 1,500 square feet but allow the expansion to still be 50%. JPeters will put together some language for the team to review at the next meeting.

PWilharm moved on to review Section 10. JPeters recommended some language be modified regarding time and how meetings are called. The language was removed. Discussion was had on what constituted a quorum and how to call a meeting. The last part of the paragraph was removed as it was deemed confusing. JPeters will draft some language and bring it to the TPC at the next meeting.

PWilharm opened discussion on Section 11. CBrummer pointed out that one sentence could be interpreted that the Town Board can amend the Zoning Ordinance

at any time. However, reading further, there is a process that needs to be followed to make changes. The first sentence should be modified to ensure that the process is captured.

PWilharm moved on to Sections 12 and 13 next. Discussion took place on Section 13.3 and what constitutes the membership requirements of the TPC. One (of the five) property owner can be part of the TPC without residing in the Town of La Pointe. PWilharm recommended replacing “owns property” with “owns improved property”. That way it isn’t just a vacant lot. JPeters pointed out another instance of adding the Class 2 notification language for consistency.

There were no comments on Section 14.

In Section 15, another Class 2 notification reference will be updated for consistency.

Section 16 and lot dimensional requirements were discussed. Regarding the road frontage and lake frontage for lots zoned S-1, CBrummer looked back at some historical zoning information and it appeared that 250’ was for both sides. It is unknown why it was what it was at that time. Regarding density, and impact on existing infrastructure, increasing density might not be the best thing right now. RKula pointed out that along Big Bay Road north of the Airport, there is an area where approximately 75% of the lots are non-conforming because they don’t have 250’ at the lakeshore. CBrummer raised the issue about lots where the road frontage and the lake frontage differ. Discussion occurred on should it be a weighted average? How should it work for irregular shaped lots? Can you just use the width at the road and at the lake? Does the mean even matter? The 250’ requirement along the shoreline has been that for a long time; probably since the 1990s.

Discussion then shifted to conforming versus nonconforming lots and what impact that has on a property owner. Depending on the typography, it may require a variance or a special exception might be required. There would be no additional hoops that the property owner would have to jump through. They would have to meet the setbacks or apply for a variance.

RKula returned to the calculations for irregular shaped lots. Should there be a weighted average or should it be 250’ at the shoreline and 200’ at the road and nothing else matters, other than lot size. After some discussion, it was decided that the lot width should be 200’ on the road and 250’ on the lakeshore side.

JPeters updated some items on the matrix as we have made changes along the way. He shared with the Team and we will incorporate into the next draft document.

IV. New Business

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

a. None

VII. Future Agenda Items – Agenda items from the previous Regular TPC will be added for the next Regular TPC March 4th meeting.

VIII. Extended Public Comment (less than 5 minutes)
None

IX. Next Scheduled Meeting – Regular TPC Meeting – March 4, 2026 @ 430 pm

X. Adjournment @ approximately 5:02 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.