

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

400 pm, January 28th, 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: Paul Brummer

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 21st, 2025** – SSoucek and CBrummer noted that the time for today’s meeting needed to be modified (in two places). RKula noted the correction. JPeters made a motion to approve the meeting minutes as amended. SSoucek 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 got through the definitions chapter last week. We would continue review, page by page today. JPeters put together and distributed a list of the changes/modifications that we discussed last week. He also added a couple of minor additions regarding lake lots. The review of the draft document continued page by page. Below are the primary issues that were discussed. Not all minor word changes or minor issues are included.

A brief discussion was had regarding lot widths. CBrummer provided and distributed an example from Vilas County. He also coordinated with Steve Norquist, the Town’s Assessor and discussed the appropriate measurement of lot width. Perpendicular to the lot line is how he accomplishes the measurements. Ashland County also calculates it the same way. RKula coordinated with Ashland County and they are also measuring it perpendicular to the side lot line. The difference is that La Pointe has different road and lakeshore requirements, whereas Ashland County has one lot width requirement for the entire length of the lot. We will have to figure out the appropriate average is for our width

requirements. The TPC Members would like to review it closer and for now, it will be left open.

Review of the DRAFT Zoning Ordinance moved on to Zoning Districts; going page by page. CBrummer noted that we are getting rid of the low, medium and high densities, based on comments received from the public. There was discussion on the word, “very” and potentially replacing it with “limited” or something similar for “low density”. It is open to some interpretation. JPeters will do some research and bring options back to the TPC.

CBrummer brought up discussion on single versus multi-households. Cemetery requirements now, at the State level, are at least 10 or 20 acres. One acre lots are not ideal for a cemetery in R-1, or R-2 or R-3. In R-2, the lot size is 9,600 square feet. Apartments, Condominiums, and Expandable Condominiums aren’t appropriate. Also remove Cemetery under conditional uses.

For R-4, there was discussion on including (or removing) the exact parcel that was being considered. CBrummer was concerned that what if a different location was identified. Does that restrict us to one parcel? Ultimately it was decided to remove the paragraph that referenced the parcel.

In S-1, discussion occurred about Home Occupation and Home Business and if “outside of the shoreland overlay district” should be added to these two items. TPC decided to add that language for the Home Business.

For MU-1 – Mixed Use, Residential/Commercial Overlay District, PWilharm had the Team review the DRAFT map showing the property boundaries of the Mixed Use area. CBrummer asked if the proposed mixed-use area avoids the wilderness properties. It does. The TPC Team reviewed the map and offered no changes. RKula will prepare a final map to present in a public hearing.

The TPC Group moved on to Section 4.0 General Provisions. CBrummer reminded the group we are going to reduce the square feet for decks from 250 square feet to 100 square feet. For the Hunting Blind, 100 square feet was limited.

There was discussion on parking in the downtown area near the intersection of Main Street and Middle Road. There were businesses that were taking parking spaces away and putting bistro type seating or moped parking. Long term, it will need to be looked at occasionally. There were questions on when this section was

enacted. We will have to look in the files to get additional information. Having an exact date when this occurred might be helpful. Parking was a big issue in the late 1990s and early 2000s. RKula volunteered to take a reasonable look in the historical files to see when abandonment was originally enacted. CBrummer thought was in the 1990s.

Time was spent discussing the Sanitary requirements for camping on private lands. Two camping units was reduced to one camping unit on a lot, as a result of the public hearing. CBrummer would like added, for a portable toilet, if approved/allowed by Madeline Sanitary District and Ashland County. There was discussion on if the right word was approved or allowed. This would also included camping on a lot during construction. RKula mentioned that he has started coordination with DSPS on the above ground holding tank. Madeline Sanitary District was briefed at a high level. Ultimately though, Madeline Sanitary District and Ashland County have to be part of the decision on approved versus allowed.

Long term camping units were discussed in regards to long term camping, and a principle dwelling and an accessory dwelling, which results in triple density. This was an issue that was raised at the public hearing. Discussion included the language of more than 30 days. This could include housing for summer workers. The item (Item g.) regarding requiring a rental permit for a long-term camping unit had been previously removed. The Team decided to put it back in the draft ordinance. We need to retain the current language.

Discussion on removal of shoreline cover and if there were any consequences for removal of too much or in the wrong area. The enforcement portion was discussed. In addition to the Ashland County Zoning department enforcement, the DNR and Army Corp of Engineers may be involved with either fines and/or replanting.

As the meeting was entering a second hour, it was decided that today's review stopped at the end of Section 4, General Provisions. TPC is making good progress and has made it through 62 of the 131 pages. Next meeting would pick up at the beginning of Section 5, Signs.

V. New Business
a. None

VI. Future Agenda Item
Items will be added for the February 4th meeting.

VIII. Extended Public Comment (less than 5 minutes)

Paul Brummer – I am still opposed to the Mixed-Use property as it can be confused with commercial zone property. The bistro style seating at the Blue Building started before the current owner. It is a carryover from before. For the portable toilet, the DNR has a definition that is under NR113. We should put, if allowed. The DNR encourages you to use the effluent to the max, but not go over. It is a fine line but you don't want to exceed it. Happy that we are putting a limit on trailers. We are limited to 150,000 gallons of waste per day at the waste treatment plant, that is what it was designed to take. It can take 258 lbs of biochemical oxygen demand (BOD) per day.

IX. Next Scheduled Meeting – Regular TPC Meeting - February 4, 2026 @ 400 pm

X. Adjournment @ approximately 5:09 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.