

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

**430 pm, March 4<sup>th</sup>, 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, David Ehlen (via zoom)

**I. Call to Order/Roll Call**

**II. Public Comment (less than 1 minute)**

- None -

**III. Zoning Administrator Report (Verbal & Written)** – RKula provided a written summary to the Team and briefed the team, from a very high level, on his accomplishments during the month. During February, he completed incorporating the TPC’s comments on the Zoning Ordinance Re-write and distributed a revised draft copy to the team on February 19<sup>th</sup>. He also completed and submitted two grant applications to the US Department of Transportation for the Madeline Island Ferry Line to support the repowering and reconfiguring the superstructure of the Island Queen (\$1.99M) and to undertake a planning study (\$700k) looking at the next 5, 10, 20 years for the organization. These were submitted on February 18<sup>th</sup> and will be reviewed by DOT and announcements will be made in June. During the last week of the month, RKula attended and participated in the 2026 MariTrends conference in Covington, Kentucky. It was attended by over 400 leaders in the industry. He participated in approximately 30 sessions, roundtables and training opportunities. Permitting was light in February. Two CSM’s are on the agenda for tonight, but there is some dialogue with property owners in getting ready for next month’s TPC meeting. The renewal letters for the short term rentals was sent out by Katey Abbott on February 17<sup>th</sup>.

**IV. Approval of Previous Meeting Minutes**

**a. Regular TPC Meeting – February 4<sup>th</sup>, 2026** – JPeters made a motion to approve. ABaxter seconded. All voted in favor.

**b. Special Regular TPC Meeting – February 11<sup>th</sup>, 2026** – CBrummer had a comment on the bottom of Page 1; PBrummer should be CBrummer. It will be updated. JPeters made a motion to approve with the modification. PWilharm seconded. All voted in favor, with ABaxter abstaining.

**V. Old Business**

- a. **Review, Discuss and possibly approve land use permit applications:**
  - i. **CSM – Cellon/Haecker** – RKula reviewed the request. Lot 1 and Lot 2 were incorrectly mapped in 1958. Others along Nebraska Row had previously been cleaned up, this one had not been. CBrummer made a motion to recommend to the Town Board for approval. SSouчек seconded. All voted aye.
  - ii. **CSM – Wilderness Preserve** – RKula reviewed the request. The current land owner has 35 acres and wants to convey 30 acres to the Wilderness Preserve leaving him with 5.86 acres conforming with area zoning requirements. The reason for the odd lot shape is due to the location of a beaver lodge and a beaver dam. CBrummer made a motion to recommend to the Town Board for approval. ABaxter seconded. All voted aye.
- b. **Zoning Ordinance Re-Write – Comments, Next Steps, & Identify Potential Public Hearing Date** – JPeters started review of the updated draft going page by page. Most of the comments were minor editorial changes along with some clarifications. This included spelling out acronyms for the first time they appeared, clarifications of definitions, deleting some section references that are not germane to the topics, and ensuring the references are pointed to the right sections.

There were some items that involved more discussion in an attempt to make the document as clear as possible. These included items such as defining a tent on what it is and what it isn't. There was also discussion about educational facilities and where it was already commercial, private was also added. Specifically in Zoning District S-1, educational facility with commercial and private was added. However, it would allow something similar to MISA in this zone. This could potentially allow for something like the largest commercial development project on the Island to be in S-1 as well. This was added in regards to an existing situation where the business would be separated from the existing lot. PWilharm suggested that we cross it off for now and move on. It is possibly a stretch. Signs and their requirements were discussed.

Today's review covered the first 6 sections (76 pages) of the Zoning Ordinance Re-Write. JPeters committed to preparing a detailed list of comments that would be shared with the TPC Team. These are attached as these were the basis for most of the discussion during this meeting.

Identifying the date of the public hearing will be discussed at the next TPC meeting.

**Response Letter to Property Owner Regarding Complaints Received for Wedding Events at 951 Whitefish Lane – Status Update** – RKula provided a

status update that there is a meeting scheduled with the property owner on Tuesday, March 10<sup>th</sup>. This will be in person with Katey Abbott and Steve Schraunagel in addition to the property owner and RKula.

- c. **Complaints Received – Status Update - On-going; will keep on the agenda.**
  - i. **Building Setbacks (Variance) – Determination Letter Issued 1/9/26**
  - ii. **Fence in Right of Way – Determination Letter Issued 1/21/26 - Resolution Options (Move Fence, Easement, Variance)**
  - iii. **Potential Zoning & UDC Violations**
  - iv. **Home Business in Zoning District R-3**
  - v. **Commercial Storage in Zoning District W-1**
- d. **Holding Tank Options – Update – On-going; will keep on the agenda.**
- e. **6<sup>th</sup> Street Vacate Request – Update - On-going; will keep on the agenda.**
- f. **Permit Extension Process (beyond the first extension) – Resolved; can be removed from future agendas.**
- g. **CUP Process – Discuss Online Training/Potential Joint Meeting with Town Board – Place holder for future meeting.**
- h. **Tech Memo #3 – Next Steps - On-going; will keep on the agenda.**
- i. **“Do I Need a Permit?” – Update on creating an Information Permit Summary and Q&A for the Public - On-going; will keep on the agenda.**

**VI. New Business – Nothing new.**

**VII. Future Agenda Items – Nothing new other than a continuation of the above agenda items.**

**VII. Extended Public Comment (less than 5 minutes)**

Paul Brummer – Regarding the “Do I Need a Permit?” item; if someone is doing a remodeling, a plumbing permit is required from the Sanitary District if they are adding fixtures or piping with the emphasis on adding new. They need to contact the Sanitary District. It is their responsibility and not the Zoning Administrators. The focus is on adding, not replacing. Replacing the same with same is one thing.

**IX. Next Scheduled Meeting – Regular TPC Meeting – April 1, 2026 @ 430 pm**

**X. Adjournment @ approximately 5:40 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.*