

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

300 pm, April 15th, 2026 at Town Hall

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

Members Present: Chair Paul Wilharm, Charles Brummer, Jim Peters, Suellen Soucek, Aimee Baxter

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. Approval of Previous Meeting Minutes

- a. Regular TPC Meeting – April 1st, 2026** – CBrummer noted that on Page 3, “Lake Michigan” should read “Lake Superior”. JPeters made a motion to approve the meeting minutes with the correction. ABaxter seconded. Motion approved.

IV. Old Business

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

- i. 1451 Middle Road – Arnie Nelson – Potential Lot Reconfiguration** – PWilharm noted that we were just discussing this one, it wasn't ready for approval. The property owner needs to do a survey and wanted to get comfort with the proposed lot line revision from the TPC before investing money in the survey and Certified Survey Map. RKula noted that we discussed this during the April 1st meeting and he took the IOU to meet with the property owner to discuss the process. In addition, the existing garage doesn't currently meet setbacks. The property owner is going to connect a storage container to the garage with a roof and wants to move the northern lot line further north, so the existing garage and the addition meets the current setbacks. None of the TPC members had an issue with the proposed lot line revisions. RKula took the IOU to coordinate that message with the property owner.

- b. Zoning Ordinance Re-Write – Review, Next Steps, & Identify Potential Public Hearing Date** – PWilharm opened the discussion to the Zoning Ordinance Re-Write and talk about comments and potentially setting a public hearing date. JPeters raised the issue about the above ground holding tanks. He suggested that we expand it to include any current land use permit rather than just the primary dwelling. He felt that landowners may want to build their garage first or clear the

site first and this change would allow them to do that. JPeters also had a list of about 10 other things he noted as he reviewed it. Most, however, are language items or things that are repeated. He didn't think there were any that we wanted to discuss tonight. He would provide the list to RKula. PWilharm confirmed with JPeters that there was nothing substantial. CBrummer also had a few things such as making sure at the end that the table of contents matches where the information is in the final document and in some sections 6.4.B is now 6.4.C. CBrummer is also going to provide RKula a list of minor items. RKula noted that at this point we are trying to be clear on what was before and what is proposed to be changed. RKula indicated that this is a comparison of what was originally in the document in 2019 versus our new changes using Track Changes in the document.

PWilharm started the discussion on the Public Hearing. RKula walked the group through the process. To publish it in the Ashland Daily Press on a Thursday, it must be sent to the newspaper the Friday before. Then the Public Hearing would have to be conducted 15 to 20 days after it was published. RKula emphasized that we should probably avoid a Public Hearing the week of Memorial Day. RKula walked through the process to have the meeting on May 20th. It would have to be sent to the newspaper no later than April 24th to be published in the paper on April 30th. The TPC group discussed having it at 5 pm on May 20th. The TPC agreed that the updated DRAFT Zoning Ordinance would be loaded onto the Town of La Pointe's website on April 30th on both the Recent Notices and the Zoning Website.

- c. Fence Right of Way – Motion on Options to Town Board** - PWilharm introduced the topic. After reviewing input from the Town's attorney, CBrummer moved that the TPC recommend that the Town Board grant a limited easement to Madeline Island Yacht Club for that portion of the right of way occupied by the storage yard fence. ABaxter seconded. All voted in favor.
- V. New Business** – PWilharm asked about the complaints against 951 Whitefish Street. RKula indicated that we were gathering the last parts of the review and will be bringing recommendations for review, discussion and potentially approval to the TPC during the May 6th meeting.
- VII. Future Agenda Items** – RKula indicated that there would be several land use permit applications at the next meeting. RKula also indicated that the call he is getting the most on right now is storage containers. Are permits required? How long can they be there? Are they permanent or temporary. JPeters asked if it is something that we want to get into this Zoning re-write? We are posting the Zoning Ordinance Re-Write on April 30th. JPeters asked the TPC if he and PWilharm could draft some language during the TPC workgroup meeting with RKula the next time they meet and get it out

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to the group for review in advance. TPC was supportive of this approach. RKula believes that this topic will be asked about a lot over the upcoming months.

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

IX. Next Scheduled Meeting – Regular TPC Meeting – May 6, 2026 @ 430 pm

X. Adjournment @ 3:21 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.