

**TOWN OF ST. GERMAIN  
P. O. BOX 7  
ST. GERMAIN, WI 54558**

**Minutes, Zoning Committee & CUP Hearings  
April 23, 2024**

1. **Call to order:** Meeting called to order at 5:30pm
2. **Roll call, establish a quorum:** Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Ted Ritter, Beverly Przybylski, Jimmy Vogel, Paul Novorolsky, and non-voting member/Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Committee member Bob Schell attended virtually. CUP applicants Jim Bossert, and Tom and Boyd Best were present in Room 4. CUP applicant Steve Goemans attended virtually. Also in Room 4 were Brian Cooper, Tom Christensen, Dennis Herman, Randy Radtke, Greg Maines, and Heather Koziatek. Robert Strand attended virtually.
3. **5:30pm: Cooper called the hearings to order and referred chairmanship to Ritter. Ritter opened the public hearing for Bossert CUP followed by Committee deliberations and disposition of CUP:**  
**Public comments:** There were no public comments.  
**Committee considerations/concerns:** The six standards for issuance of a CUP were reviewed and there were no concerns with any standard expressed by any committee member. Motion Vogel, second Przybylski to approve the Cup application for parcel 24-504 with two conditions:
  1. Size of addition to existing structure not to exceed 2,115 square feet, and placement of it on the parcel is to be as described on the site plan accompanying this CUP application.
  2. This permit does not allow the building to be used as a dwelling or place of business.Motion passed by unanimous voice vote.
4. **5:50pm: Convene public hearing for Goemans CUP application followed by Committee deliberations and disposition of CUP:**  
**Public comments:** Randy Radtke, owner of an adjacent parcel, expressed concerns that the view from his house would no longer be of trees, but of a building, likely with outdoor lighting, and a parking area.  
**Committee considerations/concerns:** Ritter asked Goemans if the building location could be repositioned enough to alleviate Radtke's concerns, especially since Goemans has no plans to build a dwelling on the property. Goemans was agreeable to consider a site plan modification. Motion Schell, second Vogel to table further consideration until Goemans informs ZA Vogel of his decision regarding relocation of the building. Motion passed by unanimous voice vote. No further public hearing will be necessary. The Zoning Committee will consider Goemans' response as an agenda item at a future meeting.
5. **6:10pm: Convene special Zoning Committee meeting to consider amendments to the Idle Hours Resort Condominium plat map prior to conducting the public hearing and deliberation of the Best CUP application if the amended plat map is approved:**  
Greg Maines explained the plat map amendments which would enable placement of the CUP

proposed CUP accessory building without being in violation of the Town Zoning Ordinance. Motion Vogel, second Schell to approve the plat map amendments as presented. Motion passed by unanimous voice vote.

**Public comments:** Ritter read letters from Doug and Joyce Knapp, and Randy and Debbie Yockey, both in support of the requested CUP. There were no other public comments.

**Committee considerations/concerns:** The six standards for issuance of a CUP were reviewed and there were no concerns with any standard expressed by any committee member. Motion Vogel, second Schell to approve the Cup application for parcel 24-1167-0001 with two conditions:

1. Size of addition to existing structure not to exceed 3,520 square feet, and placement of it on the parcel is to be as described on the site plan accompanying this CUP application.
2. This permit does not allow the building to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

6. **Meeting adjourned** by Ritter at 6:30pm

Minutes prepared by acting Chairman Ritter

PENDING APPROVAL

Doug & Joyce Knapp  
7363 Birchwood Dr  
St Germain, WI 54558  
715-617-5538  
715-617-5539

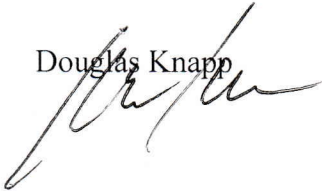
Clerk, Town Of St Germain  
Po Box 7  
St Germain, WI 54558

April 10, 2024

Reference zoning conditional use permit application Parcel #24-i167-000i Lakeshore Resort.

We approve fully of Tom Best using his property for stated reason of resort equipment. Tom and his family are a real asset to St Germain.

Douglas Knapp



Joyce Knapp



## June Vogel

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**From:** yockeyr@aol.com  
**Sent:** Wednesday, April 10, 2024 8:08 AM  
**To:** June Vogel  
**Subject:** conditional use permit

April 10, 2024

Good morning

My name is Randy Yockey

Debbie and I own the property next to Idle Hours resort.  
Our address is 7373 Birchwood Dr., St. Germain, WI.

I am in receipt of Tom Best, Idle hours resorts conditional use permit

Please let the record show that Debbie and I have absolutely no concerns and fully endorsed the request to construct any size building they wish to.

Tom and the family have been wonderful neighbors and very respectful and we consider it a blessing to have them next to us.

Thank you for the opportunity to comment

Best regards to all

Randy and Debbie Yockey  
[Yockeyr@aol.com](mailto:Yockeyr@aol.com)  
7373 Birchwood Dr., St. Germain, WI  
Six N. 228 Far View Court Saint Charles, IL 60175

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