

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JULY 19, 2004

Meeting Type: Regular Meeting of the P & Z Committee. The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

Members Present: Don Buchholz, Bill Joost, Ed Odette, Mary Platner, Ted Ritter, Tim Ebert-Deputy Zoning Administrator, Tom Martens-town clerk.

1. **Call to Order:** The meeting was called to order at 5:00 P.M. by Ed Odette, Chairman
2. **Approve Agenda:** Motion Platner seconded Ritter that a Lighting Ordinance be added to item 4.3. Approved. Motion Ritter seconded Platner to approve the agenda as amended. Approved.
3. **Approve Minutes:** Motion Ritter seconded Buchholz that the minutes of the June 28, 2004 and July 5, 2004 meetings be approved. Approved. Bill Joost wanted to add comments concerning the July 5, 2004 meeting. Mr. Joost stated that Tim Ebert's participation in discussions during the meeting were very important. His comments at the July 5, 2004 meeting in no way meant that Mr. Ebert's input was not important. Since Mr. Ebert is technically not a member of the Planning & Zoning Committee, however, he should not participate in the discussion of a motion that is on the floor.
4. **Discussion/Business**
 - 4.1 **Chairman's Report/Communications:** Mr. Odette noted that the town board appointed the Deputy Zoning Administrator. The committee needs his input. Mr. Odette also had a subdivision plat that he had just received today. It will be part of the agenda for the next meeting.
 - 4.2 **Travelway and Zoning Permits:** Motion Ritter seconded Platner that travelway permits for Robert Ohde on Indian Trail, Karl Filtz on Greenwood Drive, Wayne Omernick on Pinewood Drive,, Robert Sladek on Juve Road, Roger Wudi on Plum Creek Ave., and Dennis Horan on Lost Lake Drive South be approved as presented. Approved. Motion Joost seconded Ritter to advise Ed Toynton to file a variance application with the Board of Appeals. Approved. Mr. Ebert is to forward copies of Sec. 1.72 of the St. Germain Zoning Ordinance along with the application. Bill Gent would like to put a foundation under an existing structure that is 56 feet from Lost Lake. Mr. Gent will also have to go through the County because of the Shoreland Zoning. The committee advised Mr. Ebert to notify Mr. Gent to file an application stating that the foundation will be a crawl space and that the footprint and height of the building will not be altered. Mr. Ebert presented

several drawings, which he had received, from Tom Baade. Mr. Baade is asking for a building permit for a building, which is not 24 feet wide. This time in his sketch, he included a closed in stairway so that the building would have the required 24 foot width. Mr. Ritter stated that he interpreted the ordinance to mean that the entire building was to be 24 feet wide. The committee advised Mr. Ebert to notify Mr. Baade of this interpretation. Mr. Ebert presented a request for an addition to a building, which is already eight feet from the side lot line. The county would approve of the addition. The lot is on Big St. Germain and is only 50 feet wide. Mr. Joost feels that it would be a violation of the St. Germain Zoning Ordinance to permit the addition within eight of the side lot line. The committee advised Mr. Ebert to notify the owner to either apply for a variance or move the addition beyond 15 feet from the side lot line. The committee had given David Consoer permission to move a billboard sign farther to the north on his property along Hwy. 155 since the sign moratorium had expired. Mr. Consoer should, however, applied for a permit to move the sign. Mr. Ebert is notify Mr. Consoer that he needs to apply for a permit. Mr. Ritter said that the committee should be prepared to get calls about other signs that have put up without permits. David Kuemmel was present representing the Ed Gabe Lost Lake Condo Association. The association was applying for approval of their 5th amended final plat. It seems that Waldmann Construction had made alterations to units #2, #21 & #22, #24, and #26, which went beyond the footprint of the unit and infringed upon common space of the development. Motion Joost seconded Platner that the 5th amended final plat of Ed Gabe Lost Lake Condominium be approved. Mr. Ritter was uncomfortable with the fact that this was being done after the fact. He thought that the committee might be setting a precedent. He also wanted to know what the consequences would be if someone made an alteration without even getting a permit. The question was called. Mr. Ritter-no; Mr. Joost-yes; Ms. Platner-yes; Mr. Buchholz-no. Mr. Odette did not vote. The motion was defeated. Motion Ritter seconded Joost that the approval be tabled until the association provides proof that permits were obtained for the alterations and that the condo declarations were followed in regards to the common space. Approved. Mr. Ebert presented an application from Charles Vogel for a manufactured home built in 1996. The ordinance requires that there be proof that the building meets present codes and standards. Motion Ritter seconded Joost that Mr. Vogel be given a copy of Sec. 3.05 of Ordinance SG-BC-02-07-2, an ordinance regarding mobile homes and manufactured housing and that he either get a statement from the manufacturer or from a State licensed building inspector to satisfy the conditions of the ordinance. Approved. Mr. Vogel also has a single wide mobile home built in 1970. Motion Ritter seconded Joost that Mr. Vogel be given a copy of Sec. 3.05 of Ordinance SG-BC-02-07-2, an ordinance regarding mobile homes and manufactured housing and that he get a statement either from the manufacturer or from a State licensed building inspector to satisfy the conditions of the ordinance. Approved.

- 4.3 **Discussion/Implementation of Long Range Planning & Zoning Considerations:** Mr. Odette will send letters to the three or four applicants for the UDC Inspector. He will advise them of a time for a meeting. A Shoreland Lighting Ordinance was brought up. Mr. Ritter stated that he felt that before any ordinances were enacted, some kind of enforcement should be in place. Mr. Joost asked why Mr. Ebert had to bring in travelway permits for which there were no questions. Mr. Odette stated that this was one of the amendments that were being considered. Ms. Platner noted that there needed to be another person on the sign committee.
- 4.4 **Policy Development Issues:** No concerns at this time.
- 4.5 **Committee Concerns:** Mr. Ebert is to put up another violation sign at the Miller property on Lingo Lane. Mr. Ritter asked that there be a discussion of enforcement at the next meeting. Mr. Ritter also asked if there was a list of the proposed zoning amendments. He would also like to discuss the amendments at the next meeting. Mr. Ritter also asked that a target date be set for the final approval of the amendments. Mr. Ebert stated that there would be more than those already on the list. The committee is to forward any additions to the list to Ms. Platner. Each committee member will study a portion of the zoning ordinance for possible amendments: Mr. Ritter 1.65-1.75; Mr. Joost 1.45-1.59; Mr. Buchholz 1.01-1.12; Ms. Platner 1.15-1.18; Mr. Odette 1.25-1.40. The zoning permit forms need to be updated, a manufactured home permit needs to be developed, Ms. Platner will revise a county complaint form for St. Germain use.
- 4.6 **Citizens Concerns:** Mr. Giese from Lingo Lane stated that Mr. Miller had been working on his property today. He also asked about permits for logging trucks on Ross Lake Road. Fred Radtke asked what had happened to proposed zoning map changes.
- 4.7 **Time and Date of Next Meeting:** The next regular meeting of the Planning & Zoning Committee will be Monday, August 2, 2004 at 5:00 P.M. in the boardroom of the Old Red Brick Schoolhouse.
- 4.8 **Adjournment:** Motion Joost seconded Platner that the meeting be adjourned. Approved. Meeting adjourned 8:47 P.M.

Town Clerk