

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

1

### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: OCTOBER 16, 2006

**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.

1. **Call to Order:** Chairman, Todd Wiese, called the meeting to order at 4:00 P.M.
2. **Roll Call -Members Present:** Todd Wiese, Ted Ritter, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk, Tim Ebert Zoning Administrator.
3. **Approve Agenda:** Motion Ritter seconded Platner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Platner seconded Janssen that the minutes of the September 18, 2006 regular meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Quarterly Report:** Mr. Ebert handed out his report for the first three quarters of 2006. The year started out slowly, but the third quarter has been busy.
  - 6B. **Little Acorns Day Care:** Mr. Ebert reported that the Little Acorns Day Care had asked him about putting in another driveway. It would be on Birchwood Drive approximately 75 feet from the center of Hwy. 155. Mr. Ebert thought that the location would be dangerous and recommended that the committee not approve it.
  - 6C. **Section 1.56(4):** Mr. Ebert asked why section 1.56(4) of the ordinance required a conditional use permit for a condo unit expansion of 20% or more if that expansion was within the allowable expandable area.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Ordinance Amendments, Public Hearing Review:** Mr. Wiese reported that the town board had held a public hearing on the amendments. There had been a question on an accessory building definition in section 1.12. The town board thought that the words “on the same lot” should be eliminated. The county ordinance has the same wording, however. Mr. Ritter thought that the committee could limit the square footage of a structure on a lot without a principle dwelling. Mr. Ritter also thought that the problem was to prevent the unreasonable from being constructed. The committee thought that limiting a building on a vacant lot to 1500 square feet would be reasonable. After a lengthy discussion, the committee decided that there should be a workshop to discuss the amendments.
  - 7B. **Fire Department Ordinance Request (Ebert):** Mr. Ebert and Bill Jones had made changes in fire ordinances from Eagle River so that they more closely fit St. Germain. Mr. Ebert asked that the committee look the proposed ordinances over before they were retyped. The question was asked concerning who would put up the fire land signs. Also, who would collect the fee for the fireworks permits. And, is the \$100 fireworks permit fee reasonable. Mr. Ebert stated that the fire department would enforce the ordinances. Mr. Ebert and Bill Jones will be at the November committee meeting to answer questions.
  - 7C. **Little Bass Lake Ordinance (Ritter):** Mr. Ritter stated that under the State Forest Management Plan, internal combustion engines were already prohibited on Little Cloud Lake, Deadman Lake, and Shannon Lake. Little Bass Lake was excluded from the State plan because there is private shoreline ownership. Mr. Ritter had a draft of an ordinance for Little Bass Lake. He suggested that the town board hold a public hearing on the ordinance sometime in January. Mr. Ritter also thought that the Big St. Germain Lake Association would be asking the town board to form a Lake Rehab and Protection District for Big St. Germain Lake.
8. **Re-zonings – Discussion/Action:** There were none.

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

[townofstgermain.org](http://townofstgermain.org)

**9. Conditional Use Request - Discussion/Action:** There were none.

**10. Plat and Survey - Discussion/Action:**

**10A. Preliminary Plat, 1<sup>st</sup> Addendum to Lake Content Resort. (Wilderness Surveying , agent):** Jim Rein presented a check for \$31.00. The check was given to the clerk. Mr. Rein stated that Mr. & Mrs. Pinno wanted to purchase Lake Content Resort. Unit #6 would be removed and the present home, unit #7, would become unit #6. Mr. & Mrs. Pinno would like the present expandable areas to be eliminated. They would like any future owners to have to move the buildings back beyond the 75-foot setback requirement from the lake. Or, any new owners could use the present buildings as they are or remodel them in the same footprint. The committee informed Mr. & Mrs. Pinno that all of what they were asking had to be written into the condo declarations and that it was not a concern of the committee. The committee did recommend, however, that the Pinnos hire an attorney to write the declarations as what they are suggesting may not be legal.

Motion Holthaus seconded Platner that the 1<sup>st</sup> Addendum to Lake Content Resort Condominiums be approved. By a roll call vote: Ms. Janssen – yes; Ms. Platner – yes; Mr. Ritter – yes; Mr. Holthaus – yes; Mr. Wiese – yes. Motion carried.

**10B. Preliminary Plat 1<sup>st</sup> Addendum to Lost Lake Northland Condominium. (Favorite Surveying, agent):** Steve Favorite gave the fee of \$26.00 in cash to the clerk. Unit #2 would be changed from 1004 square feet to 1008 square feet. Otherwise there were no questions. Motion Platner seconded Ritte that the 1<sup>st</sup> Addendum to Lost Lake Northland Condominiums be approved. By a roll call vote: Mr. Ritter – yes; Mr. Holthaus – yes; Ms. Platner – yes; Ms. Janssen – yes; Mr. Wiese – yes. Motion Carried.

**11. Miscellaneous Agenda Items – Discussion/Action:**

**11A. Sample Zoning Code Reformat:** Ms. Platner handed out a copy of a format that she liked. The clerk noted that the blocks were inconsistent. If Ms. Platner can correct the blocks, the committee liked the format.

**12. Letters and Communication**

**12A. Structure Hazard Letter:** Mr. Wiese noted that Howard Beaver has agreed to remove the building on Forest Primeval Road next spring.

**12B. Setback Violation Letter:** Mr. Wiese sent a letter to the contractor concerning the setback violation on South Bay Road. Tom Ryan, was not satisfied with the committee’s decision and wanted to appeal.

**13. Committee Concerns:**

**13A. Charles Vogel:** Mr. Ritter noted that Charles Vogel is very unhappy with the committee’s decision concerning lot sizes in Barrington Pines subdivision. Mr. Vogel would have to take the matter to court if he wanted to carry it farther. Mr. Wiese stated that he had given all of the information to Attorney Jack O’Brien and had expected an appeal, but an appeal was never filed.

**14. Set Time and Date of Next Meeting:** The next regular committee meeting will be held on November 20, 2006 at 4:00 P.M.. There will be a special workshop session on Thursday, November 2, 2006 at 4:00 P.M.

**15. Adjournment:** Motion Holthaus seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 6:22 P.M

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice Chairman

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**PLANNING & ZONING COMMITTEE**

**TOWN OF ST. GERMAIN**

P.O. BOX 7

OFFICE OF THE CLERK

**ST. GERMAIN, WISCONSIN 54558**

**[townofstgermain.org](http://townofstgermain.org)**