

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

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### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: MAY 21, 2007

**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 4:05 P.M.
2. **Roll Call -Members Present:** Todd Wiese, John Vojta, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk, Tim Ebert Zoning Administrator.
3. **Approve Agenda:** Motion Vojta seconded Platner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Approval of the April 16, 2007 minutes was tabled at this time.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Website Corrections:** Mr. Ebert asked if the new ordinance amendments concerning the 15 feet setbacks could be corrected on the town website. People have been calling expecting the setbacks to still be 5 feet.
  - 6B. **Portable Structures:** Mr. Ebert reported that there are several portable structures being placed along the town roads. They are being placed closer than the required 75 ft. setback. According to the ordinance, they do not require a permit. Mr. Ebert questioned whether or not the ordinance should be amended so that the portable structures have to meet the town's setback requirements. Vilas County requires a permit, but also does not have a setback requirement.
  - 6C. **Business Sign:** Mr. Ebert also reported that Connie Casey from Connie's The Place To Be wants to put up a new sign for her business that would be about 24 feet high. It will be on the current posts, but will otherwise be an entirely new sign. It was the consensus of the committee that Ms. Casey will have to pay the \$75 permit fee. Mr. Vojta questioned whether or not the sign would fit under the high lines. There might also be a permit required by the State.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Review Fire Department Ordinance Requests for Damaged Buildings, Fire Lanes, and Fumigation of Buildings:** Bill Jones explained that the fumigation ordinance was necessary for two reasons. First of all, signs stating that fumigation is taking place will have to put up. This would warn anyone who might think that the clouds coming out of windows or doors was smoke not to come in. Secondly, anyone doing fumigation would be warned that all open flames such as pilot lights must be turned off or put out.

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Mr. Jones stated that the ordinance for the repair of fire-damaged buildings was necessary to help insure that repairs were actually being made and that the damaged portions of the structure were not just being covered up.

Mr. Jones stated that the fire lane for commercial structures was necessary so that fire and rescue equipment could be gotten close enough to the structure. A fire lane would be necessary on at least two sides of a structure up to 200 feet in length. Fire lanes would be necessary on all four sides of a structure over 200 feet in length.

- 8. Re-zonings – Discussion/Action:** Mr. Wiese noted that Don Eliason had asked him about rezoning his property on Hwy. 70 across from David Clark Realty. Mr. Eliason would like to have the property rezoned in the Downtown Business District. Mr. Wiese reminded Mr. Eliason that Sunrise Lane would have to be extended through his property. As of this time, Mr. Eliason has not made a formal rezone request.

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

- 10. Plat and Survey - Discussion/Action:** There were none.

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

**11A. Status of Code Book Reform – (Platner, Wiese):** Ms. Platner had to leave the meeting at 4:30 P.M. She asked Mr. Wiese to check with the committee to see how much money they would be willing to spend to have the ordinance retyped. Mr. Wiese noted that Peggy Nimz volunteered to have her staff do the work for a winter project.

**12. Letters and Communication**

**12A. Vilas County Zoning Amendment Update:** Mr. Wiese reported that he and Ms. Platner had attended the last public hearing concerning the Vilas County Zoning Amendments. The main issues concern density in the shoreland-zoning district.

**12B. Charles Vogel Request to Address Committee – (Vojta):** Charles Vogel was present to once again petition the committee to allow him to build duplexes and four-plexes on his property in Barrington Pines subdivision. Mr. Vogel had prepared a list of comparisons of lot sizes for other condo and duplex developments in town. Mr. Wiese noted that all of Mr. Vogel's comparisons had been approved prior to the new town zoning ordinance in 2001. Mr. Wiese also stated that the committee's views probably had not changed. Mr. Vogel's lots had not been grandfathered in. Under the current ordinance, each duplex needs 1.5 acres for the first unit, with an additional 12,000 sq. ft. for the second unit. Mr. Vogel would like to build eight duplexes and possibly two four-plexes. If he is not allowed to do that, Mr. Vogel stated that even though he didn't want to, the ordinance would allow him to build a 25-unit apartment building on his property. Mr. Vogel also stated that he would be happy if he would be allowed to build duplexes on lots 6-9 and single family homes on lots 1-5 as had originally been planned in 2003 before the county changed its zoning. The committee suggested that Mr. Vogel have a surveyor lay out a plat to show just what could be done. Lots 6-9 which lie in the downtown business district could be used as residential lots if they met the 1.5-acre requirement.

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### 13. Committee Concerns:

**13A. Status of Howard Beaver, Jr. Property Forest Primeval Road:** Mr. Wiese noted that Mr. Beaver stated last fall that he would take care of the dilapidated building on his property this spring. Mr. Wiese has had two more complaints. As of now, Mr. Beaver has not contacted Mr. Wiese to let him know what is going on. Mr. Wiese presented the committee with a draft of a letter to Mr. Beaver. In the letter, Mr. Wiese states that at the June 11, 2007 town board meeting, he will recommend that the town begin condemnation proceedings. Mr. Wiese will send the letter to Mr. Beaver after a few minor corrections.

**13B. Committee Member Recommendation to Town Board:** Since none of the committee members had a desire to be removed from the committee, Mr. Wiese will inform the town chairperson that the committee members will remain as they are now.

**13C. Distribute and Review Updated Phone List:** Mr. Wiese had prepared an updated phone list of town officials and committee members, but some errors were found. Mr. Wiese will correct the list.

**13D. Set Date for Meeting With Building Inspector (Janssen):** Ms. Janssen reported that building inspector, Darren Pagel, said that he could meet with the committee on a Tuesday. Both Ms. Janssen and Mr. Holthaus stated that it would be better for them if the meeting could be on a Monday. Ms. Janssen will contact Mr. Pagel again.

**14. Set Time and Date of Next Meeting:** The next regular committee meeting will be held on June 18, 2007 at 4:00 P.M. in meeting room #4 of the Community Center.

**15. Adjournment:** Motion Holthaus seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 5:55 P.M

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Town Clerk

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Chairman

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Vice Chairman

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Member

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Member

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Member