

# 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: AUGUST 20, 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 4:00 P.M.
2. **Roll Call -Members Present:** Todd Wiese, John Vojta, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk.
3. **Approve Agenda:** Motion Vojta seconded Holthaus that the agenda be approved as posted subject to a change in order by the chairman. Approved.
4. **Approval of Minutes:** Motion Vojta seconded Janssen that the minutes of the July 16, 2007 meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Deck Permit Requirement for 2009 Kleppe Road – (Gerald Patton, owner):** Mr. Wiese noted that Mr. Ebert had reported that a deck had been built at 2009 Kleppe Road without a permit. Mr. Ebert claims that the entire deck is new. The owner claims that only the deck boards were replaced. Since the deck is too close to Found Lake, if it had been removed, it could not be replaced again. If the deck was replaced without a permit, the fine is 10 times the permit fee. Ms. Janssen asked that Mr. Patten provide an invoice showing what material had been purchased.
  - 6B. **Lakeside Sign Permit Requirements – (Bib’s Resort Condominium Ownership):** The committee decided that since the ordinance states that a structure has to have both a twelve square foot footprint and be more than 4 feet high a permit would not be necessary. The committee also felt the definition of a structure did not really fit a sign, and that signs would fit better in a sign ordinance.
  - 6C. **Shed at 8195 Big St. Germain Drive – (John Thados, owner):** Mr. Wiese noted that Tim Ebert, town zoning administrator, had reported that an 8’ x 20’ shed had been built at 8195 Big St. Germain Drive without a permit. The shed is five feet from the lot line. The shed was built last fall before the new ordinance amendment requiring a fifteen-foot setback was in effect. The committee felt that Mr. Thados should be fined 10 times the cost of permit. The fine would be \$100. Mr. Vojta also suggested that the committee go to the property to view the shed. Mr. Ebert also noted that there would not be room for the shed to be moved to meet the 15-foot requirement. The committee once again asked for a dated invoice to verify when the work had been done. Mr. Vojta also said that he would be satisfied with a signed affidavit from the neighbor stating when the shed was built.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Review and Establish Priority for Ordinance and Amendments:** The list and ranking of proposed future ordinances will be as follows: (1) Signs; (2) Public Nuisances Prejudicial to Public Health; (3) Lights; (4) Transient business license; (5) Use of compression brakes.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
  - 10A. **Balsam Lodge Condominium Final Plat, Gov’t Lot 1 Section 30, T40NR8E, comp. #24-1626. (Foltz and Associates, Inc.):** Mr. Wiese noted that the property had been sold and the request had been withdrawn.
11. **Miscellaneous Agenda Items – Discussion/Action:**

# PLANNING & ZONING COMMITTEE

2

TOWN OF ST. GERMAIN  
P.O. BOX 7  
OFFICE OF THE CLERK  
ST. GERMAIN, WISCONSIN 54558  
townofstgermain.org

**11A. Ordinance Book Revision Update - Platner:** Ms. Platner reported that she had given the ordinance information to Kris Main yesterday. Mr. Wiese noted that he had informed the town board about the cost of the ordinance revisions. The town board had no problems with the cost. Ms. Main will be charging \$3/page. She will be using a format and setup similar to that used in the Vilas County Ordinances.

**11B. Discuss and Review Ord. 1.56(4)(b)(2), C.U.P. for Expansion of Structure Greater than 20%:** Since Mr. Ebert was not present, the committee decided to table the matter until the next meeting.

## 12. Letters and Communication

**12A. 7522 Hwy. 70 East Garage Demolition Update:** Mr. Wiese handed out a chronological list of what has happened so far. Progress is being made. Mr. Anagoustopolis has removed the portion of the building that was the worst. He has begun hauling away the debris. Mr. Wiese also noted that Mr. Anagoustopolis would like to continue using the remainder of the building. He will be making the necessary repairs.

**12B. Construction Behind Knitt Hardware:** Mr. Wiese noted that he had received an inquiry regarding work being done behind Knitt's Hardware. Mr. Vojta told the committee that a concrete slab floor had been poured in the existing shed. There was no new construction requiring a permit.

**12C. Bradford Point Home On Point:** Mr. Wiese also noted that he had received an inquiry regarding a home on the point on Bradford Point. Mr. Holthaus noted that the home had been approved several years ago. One of the requirements is that the home has to be 100 ft. back from the point.

## 13. Committee Concerns:

**13A. Demolition Status of 2417 & 2418 Forest Primeval Road – (Howard Beaver, Jr., owner):** Mr. Wiese noted that he had gone to view the property. He saw that there was also a cottage at 2417 Forest Primeval Road that was in very bad disrepair and also would need to be removed. Mr. Wiese also handed out a chronological list of the things that have happened. Mr. Wiese also talked to Roger Wudi. Mr. Wudi stated that now there seemed to be a disagreement over payment for the cedar siding. The committee decided that Mr. Wiese should have the town's attorney draft a letter to Mr. Beaver as had been decided at the last meeting.

**13B. Monte Tobin – Pedycourt Road:** Mr. Vojta asked about Monti Tobin's shed on the Pedycourt Road. Mr. Wiese advised that Mr. Tobin should apply for a permit through the town's zoning administrator to determine whether or not the setback and size requirements could be met.

**13C. List of Permits:** Mr. Vojta asked if Mr. Ebert should give the committee a list of the building permits each month rather than quarterly. Mr. Wiese asked that instead of having Mr. Ebert give the report monthly, Mr. Vojta should contact either Mr. Wiese or Mr. Ebert with anything he sees as being done where a permit is not posted. Mr. Ebert can then check to see if there is a problem.

**13D. Bradford Point Garages:** There are new garages being built at Bradford Point. The garages were indicated on the original plat. There is now a question as to whether or not the garages have to be 5' or 15' off of the lot line.

**14. Set Time and Date of Next Meeting:** The next regular committee meeting will be held on Monday, September 17, 2007 at 4:00 P.M. in meeting room #4 of the Community Center.

**15. Adjournment:** Motion Platner seconded Janssen that the meeting be adjourned. Approved. Meeting adjourned 5:32 P.M.

---

Town Clerk

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

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

---

Chairman

---

Vice Chairman

---

Member

---

Member

---

Member