

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES PLANNING & ZONING COMMITTEE: AUGUST 22, 2013

1. Call To Order: The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. Meeting called to order by Chairman Marv Anderson at 7:00 P.M.

2. Roll Call: Marv Anderson, Tom Christensen, Gerald Hensen, David Mollen, Mary Platner, Tim Ebert, town zoning administrator, Tom Martens, town clerk.

3. Approval of Agenda: Motion Hensen seconded Platner that the agenda be approved in any order at the discretion of the chair. Approved.

4. Approval of Minutes: Hearing no objections or corrections, Mr. Anderson stated that the minutes of the August 8, 2013 planning & zoning committee are approved as written.

5. Chairman Report: Mr. Anderson handed out several documents. (1) Tom Harnisch's list of 16 ordinances that every town should adopt; (2) The current permit fee schedule; (3) A letter from Vilas County Planning & Zoning to the owners of the property on South Bay Road with the potential health hazard; (4) A list of alleged violations by a neighbor from Mike Linehan; (5) the results of the 2005 Red Brick Referendum. Mr. Anderson also noted that there is more debris at the home on Hiawatha Circle now than there was before. Mr. Anderson also added that the town chairman had given permission to a property owner on Lost Colony Road to place a septic system on his own property, but on the opposite side of the town road from the home. Since that time, Mr. Anderson has found out that town board approval and a copy of the town board minutes approving the septic system must be part of the permitting process with Vilas County. The problem now is that the town road has not been repaired properly. Mr. Ebert or Mr. Anderson will contact the contractor.

6. Discussion Items:

A. Building Setback Proposal: Mr. Christensen started the discussion by stating the town treasurer, Marion Janssen, had given him copies of minutes showing that the setback proposals had already been approved in 2010. However, there is no record that they had been approved by the county. It was also the consensus of the committee that the building setback from town roads be measured from the surveyed lot line marker. Setbacks on county or state highways are out of the town's jurisdiction. Mr. Christensen prepared the following changes for sections 1.15 thru 1.18 and added section 1.19:

Changes to Town of St. Germain Zoning Ordinances

August 2013 - Revision A

1.15 SETBACKS

- (1) Waterfront Setbacks: Except as permitted by §59.692(1v), Wis. Stats., no structure or any portion thereof shall be constructed or placed within 75' of the Ordinary High Water Mark of navigable lake, river or flowage.
- (2) Setbacks from Public Town Roads: Except as otherwise provided in this chapter, setbacks from all public town roads shall be a minimum of 75'±50' from the center line of such roads surveyed lot line. ~~The center line point of measurement shall be from the existing road.~~
- (3) Side and rear lot line setbacks: Requirements for setbacks from the side and rear lot line are set forth in §§1.25 through 1.39 of this chapter for lots in each district classification.

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- (4) Corner lot setbacks in Residential Districts: The side lot line setback from the public road on corner lots in low density and multi-family residential districts shall be a minimum of 60' from the center line of the existing road.
- (5) Setbacks in Commercial Districts:
- a. Downtown Business District: Setbacks from State Highways 70 and 155 shall be the lesser of a minimum of 100' or the footprint of the present principal building from the center line of the existing road. Setbacks from a Town road shall be a minimum of 33' from the center line for a distance of 250' from the center line of the State highway along the center line of the existing Town road.
 - b. Community and Highway Business District: Setbacks from State Highways 70 and 155 shall be the lesser of a minimum of 75' or the footprint of the present principal building from the center line of the existing road. Setbacks from a Town road shall be a minimum of 50' from the center line.

(6) Setbacks for Lots Less Than 1.5 Acres: The setbacks from a detached garage or detached accessory building, on a lot less than 1.5 acres in size, with a conforming dwelling or a legal non-conforming dwelling, shall be 5' for both side and rear yard setbacks.

(7) Setbacks for Garage and/or Accessory Buildings on Vacant Lots Less Than 1.5 Acres: The setbacks from a garage or accessory building, on a vacant lot less than 1.5 acres in size, shall be 15' for the side yard and 40' for the rear yard.

1.17 MAXIMUM AREA LIMITATION FOR ACCESSORY BUILDINGS.

~~No Structure used as an accessory building shall be more than 1500 sq. ft. in area.~~

- (1) On lots equal to or greater than 1.5 acres, accessory buildings shall have a maximum size of 1500 square feet in area.
- (2) On lots less than 1.5 acres, accessory buildings shall have a maximum size of 660 square feet in area.

1.18 BUILDING HEIGHT LIMITATIONS.

- (1) Principal Building: 35 feet mean height.
- (2) Accessory Building: 15 feet mean height.
- (3) Garage: ~~25 feet mean height.~~
 - a. On lots equal to or greater than 1.5 acres, the mean height for a garage is 25 feet.
 - b. On lots less than 1.5 acres, the mean height for a garage is 15 feet.

1.19 MAXIMUM AREA LIMITATIONS FOR GARAGES

On lots less than 1.5 acres, garages shall have a maximum size of 660 square feet in area.

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Motion Christensen seconded Platner, to recommend to the Town Board the following changes to the Town's Zoning Ordinances; Chapter 1.15 (2) change "Public Roads" to "Town Roads", (two occurrences), "75'" to "50'", replace "center line of such road" with "surveyed lot line", delete "The center line point of measurement shall be from the existing road.", add item number (6) "Setbacks for Lots Less Than 1.5 Acres: The setbacks from a detached garage or detached accessory building, on a lot less than 1.5 acres in size, with a conforming dwelling or a legal non-conforming dwelling, shall be 5' for both side and rear yard setbacks.", add item number (7), "Setbacks for Garage and/or Accessory Building on Vacant Lots Less Than 1.5 Acres: The setbacks from a garage or accessory building, on a vacant lot less than 1.5 acres in size, shall be 15' for the side yard and 40' for the rear yard.", Chapter 1.17, delete "No structure used as an accessory building shall be more than 1500 sq. ft. in area." add item number "(1) On lots equal to or greater than 1.5 acres, accessory buildings shall have a maximum size of 1500 square feet in area.", add item "(2) On lots less than 1.5 acres, accessory buildings shall have a maximum size of 660 square feet in area.", Chapter 1.18 (3) delete "25 feet mean height", add item "a. On lots equal to or greater than 1.5 acres, the mean height for a garage is 25 feet.", add item "b. On lots less than 1.5 acres the mean height for a garage is 15 feet." and add Chapter "1.19, Maximum Area Limitations For Garages, On lots less than 1.5 acres, garages shall have a maximum size of 660 square feet in area."

B. Nuisance Ordinance Proposal: To be discussed at next meeting.

7. Set Time and Date for Next Meeting: The next planning & zoning committee meeting will be held on Wednesday, September 4, 2013 at 7:00 P.M. in meeting room #5 of the community center.

8. Adjournment: The meeting was adjourned at 9:28 P.M.

Town Clerk

Chairman

Member

Member

Member

Member