

# TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

## MINUTES PLANNING & ZONING COMMITTEE: SEPTEMBER 4, 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, Mary Platner, Tim Ebert, town zoning administrator, Tom Martens, town clerk. Mr. Anderson noted that David Mollen has resigned from the committee.

**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 23, 2013 planning & zoning committee are approved as written.

**5. Chairman Report:** Mr. Anderson handed out a list of alleged building code violations at 1863 Bear Run Lane in St. Germain. The complaint was made by Mike Linehan concerning his neighbor Mr. Thodos. Mr. Anderson stated that the mega pier would be a DNR problem. The front gate and pillars on an easement road. The town would not have jurisdiction over that road. The trees being cut near Big St. Germain Lake would also be a county/DNR concern. Mr. Linehan claims that a garage/guesthouse exceeds the maximum height requirement that was in effect in 2005. The new median height requirement was approved by the county in 2007. The county issues sanitary permits. If there is a bathroom in the garage/guesthouse, that would also be a county issue. After a survey, it was determined that log shed #1 was too close to Mr. Linehan's lot line. Mr. Thodos paid the fine and had all but the foundation moved. It was consensus of the committee that the foundation could remain where it is. Mr. Anderson and Mr. Ebert are not sure if log shed #2 is on Thodos's property or if it is on Ms. Thodos's father's property. Mr. Anderson and Mr. Ebert could go to the Thodos property to find out. Mr. Anderson will talk to Vilas County Zoning to see just where they stand on the issues.

### 6. Discussion Items:

**A. Building Setback Proposal:** Mr. Christensen presented revision B of the changes to the setback requirements of the Town of St. Germain Zoning Ordinance. After a lengthy discussion it was decided that Mr. Christensen should prepare a revision C (following). Motion Anderson seconded Christensen that revision C should be presented to the town board for approval. Motion Carried.

## Changes to Town of St. Germain Zoning Ordinances

### September 2013 - Revision C

#### SETBACKS, ~~AND~~ DIMENSIONAL AND SPECIAL REQUIREMENTS

##### 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 a navigable lake, river or flowage.
- (2) Setbacks from Public Town Roads: Except as otherwise provided in this chapter, setbacks from all publicTown roads shall be a minimum of 75'50' from the center line of such road surveyed lot line. ~~The center line point of measurement shall be from the existing road.~~

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(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 except as noted below.

a. 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 a minimum of 5' for both side and rear yard setbacks.

b. 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 a minimum of 15' for the side yard and a minimum of 40' for the rear yard.

(4) Corner Lot Setbacks in Residential Districts: The side lot line setback from the ~~public~~Town road on corner lots in low density and multi-family residential districts shall be a minimum of 27' from the surveyed lot line.~~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 zero feet from the surveyed lot line~~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 17' from the surveyed lot line.~~50' from the center line.~~

## 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.~~

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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 VACANT LOT SPECIAL REQUIREMENTS

On lots less than 1.5 acres, only one garage allowed with 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 Thursday, September 19, 2013 at 7:00 P.M. in meeting room #5 of the community center.

**8. Adjournment:** The meeting was adjourned at 9:12 P.M.

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Town Clerk

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Chairman

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Member

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Member

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Member

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Member