

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: AUGUST 2, 2004

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.

Members Present: Don Buchholz, Bill Joost, Ed Odette, Mary Platner, Ted Ritter, Tim Ebert-Deputy Zoning Administrator, Tom Martens-town clerk. Seven people also signed the register.

1. **Call to Order:** The meeting was called to order at 5:00 P.M. by Ed Odette, Chairman
2. **Approve Agenda:** Motion Ritter seconded Joost that the agenda be approved as posted. Approved.
3. **Approve Minutes:** Motion Ritter seconded Joost that the minutes of the July 19, 2004 meeting be approved as written. Approved. Ms. Platner suggested that any visitors at the Planning & Zoning Committee meetings sign a register. A paper was passed around.
4. **Public Comments:** There were no public comments.
5. **New and/or Pending Discussion/Action:**
 - 5.1 **Travelway Permits:** Tim Ebert presented three travelway permits: Art Sherren, Fawn Lake Road; Joe Mozdien, Lilac Lane; Dominic Camino, Big St. Germain Drive. Motion Ritter seconded Buchholz that all three travelway permits be approved. Approved.
 - 5.2 **Tom Baade Property:** Mr. Ebert passed around the latest sketch from Mr. Baade. This time Mr. Baade increased the width of his proposed building to 24 feet. The committee saw no problem with the sketch. The committee gave Mr. Ebert permission to go ahead with the permits.
 - 5.3 **Conditional Use Request Birch Springs:** Mr. Ebert informed the committee that someone wanted to purchase a home in Birch Springs to be used as a ceramics gift shop. The property is zoned low density residential. A conditional use permit would be required. The home occupation would be open to the public. This would be an allowed conditional use as long as all of the conditions are met.
 - 5.4 **Two lots on Hwy. 155:** Mr. Ebert noted that David Clark Realty has someone interested in two lots just north of P.S.S. The prospective buyers questioned whether accessory structures could be built. The county

ordinance allows accessory structures to cover no more than 30% of the lot not counting the main building. The town cannot be less restrictive. The committee could make no decisions without more information.

5.5 Toynton Property Whitehorse Lane: Mr. Toynton has sent the required letters to the adjacent property owners in order to proceed with his variance request. The matter is now in the hands of the town board. Mr. Wendt will have to appoint members to the Board of Appeals. If no decision is made within 21 days of this date, Mr. Toynton can proceed with his project.

5.6 Charles Vogel Manufactured Homes: Mr. Vogel as requested had a qualified inspector, Darren Pagel, inspect both of his manufactured homes. Mr. Pagel reported that both the 1996 double-wide and the 1970 single-wide were in very good shape. Neither one posed a risk to the public health, safety, or welfare. Motion Joost seconded Ritter that Mr. Vogel be given manufactured/mobile home permits for both properties in accordance with our ordinance for mobile homes and manufactured housing. Approved. Mr. Ebert is to indicate that they are manufactured housing permits on the form. Mr. Ritter also noted that Mr. Pagel referred to an ordinance from Merrill, which sets minimum dwelling standards for all dwellings. Something such as that would be an ordinance in itself. Mr. Ritter will get copies of Merrill's ordinance to all of the committee members.

6. Subdivision Approval Discussion/Action:

6.1 Northside: Mr. Ebert presented a plat for seven lots in part of the NW ¼, SW ¼, Sec. 22, T40N R8E. The owners are Thomas & Dulsie Ryan. The property is zoned community highway business. There appeared to be no problems with the plat. It was noted, however, that Mr. Ryan had cut several trees along Pedycourt Road. The stumps will present a problem this winter. Motion Joost seconded Platner to approve the plat of Northside subject to the removal of the stumps along Pedycourt Road. Approved.

6.2 Parcel 12-4 on Plum Creek: Mr. Ebert presented a plat for a minor subdivision in the S ½ of the SW ¼ Sec. 6, T40N R8E. The owners are Tim and Richelle Kruse. There are three lots with a minimum of five acres. The property is zoned rural residential. Motion Joost seconded Buchholz that the plat of parcel 12-4 be approved as presented. Approved.

7. Plat and Survey Discussion/Action:

7.1 Ed Gabe's Lost Lake Condominium, Inc., Fifth Amended Final Plat: Mr. Ebert brought in the building permits as requested at the last meeting. David Kuemmel researched what had been done and gave the results to the committee as requested. Mr. Joost excused himself as he had represented

one of the property owners. Motion Ritter seconded Platner to approve the fifth amended final plat of Ed Gabe's Lost Lake Condominium. Approved.

8. Miscellaneous Agenda Items Discussion/Action:

- 8.1 **Lingo Lane, James Miller Property:** The town board had requested a recommendation from the Planning & Zoning Committee concerning Mr. Miller's property. Motion Joost seconded Ritter that Mr. Miller be notified that he has up to thirty days, from the date of the notification, to have a HUD inspector provide the town board with a report indicating what all had to be done to have his home on Lingo Lane comply with HUD requirements. If Mr. Miller fails to provide such a report within thirty days, the town board is to immediately initiate a raze order pursuant to Wis. Statutes 66.0413. If Mr. Miller does comply and does provide the HUD report within thirty days, Mr. Miller will have an additional thirty days to do the required work and provide another report from a HUD inspector indicating that the work had been done satisfactorily. If Mr. Miller does not comply and finish the work within thirty days and provide the HUD report, the town board is to immediately initiate a raze order pursuant to Wis. Statutes 66.0413. Approved. Mr. Ritter will draft a recommendation to the town board. If the town board approves of the committee's recommendation, at its August 9, 2004 meeting, chairman Wendt will send the letter certified to Mr. Miller. During the first thirty-day period, the matter will be referred to the town's attorney for review.
- 8.2 **Permit for Unit #2, Ed Gabe's Condominium:** Mr. Ebert informed the committee that Waldmann Construction had not filed for an amended permit when the fireplace was added to unit #2. The penalty is the permit fee of \$25 plus a fine of \$250. Mr. Joost felt that since the amended plat of Ed Gabe's Condominium had just been approved, the committee had in effect also approved of the fireplace. Motion Ritter seconded Buchholz to instruct Waldmann Construction to take out an after the fact permit with penalties. The motion failed. Motion Ritter seconded Platner to write a letter to Waldmann Construction advising Mr. Waldmann of the permit fee and fine, but since the plat had already been approved, the fee and fine would be waived this time. Approved.
- 8.3 **Ulett Pier Letter:** Mr. Odette discussed a letter from Jim Ulett concerning both his and Jim Wendt's piers. Mr. Odette will call Mr. Ulett to discuss the situation.
9. **Discuss/Approve Amendments to the St. Germain Ordinance:** There was a discussion concerning proposed amendments to the St. Germain Zoning Ordinance. No decisions were made. The list of proposed changes dated February 2004 will be discussed at the next meeting.

10. **Committee Concerns:** Mr. Odette asked that Ms. Platner get some quotes for filing cabinets. Mr. Odette will give them to the town board at the August 9, 2004 meeting. Ms. Platner asked permission to send a letter to the owner of the car wash. He was to do landscaping. As of this time he has not done any landscaping at all. Mr. Ritter asked that the committee keep working on the proposed amendments.

11. **Time and Date of Next Meeting:** The next Planning & Zoning Committee meeting will be on Monday, August 16, 2004 at 5:00 P.M. in the boardroom of the Old Red Brick Schoolhouse. The zoning amendments will be discussed. A meeting was also scheduled for Monday, August 30, 2004 at 5:00 P.M. in the boardroom of the Old Red Brick Schoolhouse. Prospective UDC inspectors will be interviewed.

12. **Adjournment:** Motion Buchholz seconded Ritter that the meeting be adjourned. Meeting adjourned 7:45 P.M.

Town Clerk