

**TOWN OF ST. GERMAIN
P. O. BOX 7
ST. GERMAIN, WI 54558**

Minutes, Zoning Committee – April 05, 2023

1. **Call to order and confirm presence of quorum:** Meeting called to order at 5:33PM. Committee Chairman Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Ted Ritter, Jimmy Vogel, Bob Schell, Brian Cooper, and non-voting committee member June Vogel/ Zoning Administrator (hereinafter referred to as ZA Vogel). Committee member Bev Przybylski attended virtually. Also present in Room 4 was Terry Duke, Don Baumann, Jeremy Ceranski, and Greg Maines.
2. **Public comments:** Don Baumann reported that Big St. Germain Lake water quality (clarity and chemistry) deteriorated significantly from 2021 to 2022. Sechi disc readings reduced by two feet during that time frame. While concerning, the cause(s) for these changes are uncertain at this time.
3. **Zoning Administrator updates:** The Zoning Committee will conduct four public hearings for Conditional Use Permit applications on Tuesday, April 25th beginning at 5:30PM.
4. **Discussion/action topics:**
 - a. **Approve minutes of 03/01/2023 and 03/28/2023 Zoning Committee meetings:**

Motion Vogel, second Cooper to approve 03/01 minutes with one correction in item 4j: "having walls and a roof" should be "having walls or a roof". Motion passed by unanimous voice vote.

Motion Przybylski, second Cooper to approve 03/28 minutes as presented. Motion passed 4:0 by voice vote with Schell abstaining.
 - b. **Continue considering amendments to Chapter 1, 1.403 – Campgrounds:** Motion Cooper, second Ritter to recommend the following amendments (highlighted in red font) be adopted by the Town Board subject to consideration of public hearing comments:
1.403 CAMPGROUNDS:
 - (A) PERMITTED AND CONDITIONAL USES:
 - (1) No campground shall be established or expanded after June 19, 2001, unless approval is obtained from the Zoning Committee **Administrator** under the procedures for obtaining a Conditional Use Permit set forth in §1.606 of this chapter, and a **Zoning Permit is** issued by the Zoning Administrator
 - (2) No campground shall permit the occupation on a temporary basis of a campsite by an individual, family unit or group for more than six consecutive months per year.
 - (3) No campsite shall have permanent hookups for the provision of water or sewage service.
 - (B) DIMENSIONAL AND DENSITY REQUIREMENTS FOR NEW CAMPGROUNDS CREATED AFTER APRIL 27, 2023: (Adopted 04/27/2023):
(Waterfront campgrounds established prior to April 27, 2023, are exempt from (B)(1) through (B)(6) of the following):
 - (1) The minimum area for a campground shall be 20 acres.
 - (2) The minimum width of the lake frontage of a campground shall be 300 feet, whether it is

considered a lake lot or an access lake lot for back lot development. The 300 feet of lake frontage shall be used solely for the campground and no other purpose. Such 300 feet cannot be used to satisfy footage requirements for other developments in addition to the footage requirements necessary for the campground.

- (3) A maximum of 4 campsites per acre shall be allowed, but not to exceed 30 sites per 300 feet of lake frontage. For every 25 or less additional campsites, there shall be 200 feet of additional lake frontage and required acreage for each campsite.
- (4) Each campground shall have a buffer zone of no less than 75 feet around the entire interior perimeter of the campground in which no campground site shall be located.
- (5) Each campground shall have a total common open green area of no less than 30% of the total acreage. The buffer zone can be included in arriving at total green area.
- (6) No campsite is to be located within 200 feet of the Ordinary High-Water Mark of a lake. A recreation area is to be established on the 200 feet from the Ordinary High-Water Mark of the lake.
- (7) Off water campgrounds in zoning districts 1.313 - FORESTRY & RECREATION and 1.315 – FORESTRY are exempt from (B)(2) of this section, and the portions of (B)(3) pertaining to lake frontage requirements.

Motion passed by a 4:1 voice vote with Schell opposed.

- c. **Consider whether Chapter 1 definition of storage containers is adequate to prohibit shipping containers when not used for storage:** Motion Cooper, second Schell to amend the definition as follows: "A non-dwelling structure other than a garage or accessory building as defined in this Chapter, **originally** designed and constructed for transporting and storing freight, such as stackable intermodal ocean cargo containers." Motion passed by unanimous voice vote.
- d. **Interpret 1.304 & 1.306 Lot Area Requirements:** Draft amendments to be prepared by Ritter for a future meeting.
- e. **Review Dippen request for County re-zone of parcel 24-1653-02:** Motion Cooper, second Shell that the Town has no objections to the County rezoning this parcel from split "General Business/Recreation" to fully "Recreation". Motion passed by unanimous voice vote.
- f. **Finalize costs for "Request for Road Name Sign":** Motion Vogel, second Cooper to approve the following costs:
 - STOP sign with post and installation: \$200.00
 - Road name sign with post and installation: \$250.00
 - Additional road name sign (intersecting road) on existing post: \$100.00Motion passed by unanimous voice vote.
- g. **Assist Zoning Administrator with Zoning Permit Application decisions:** Committee discussion concerning when/if CUPs should be required for replacement buildings due to catastrophic loss of a previously permitted buildings. ZA Vogel to use discretion based on committee discussion.
- h. **Approve March monthly Zoning Administrator compensation:** Motion Schell, second Cooper to approve March 2023 compensation in the amount of \$683.41. Motion passed by unanimous voice vote.
- i. **Committee concerns for future agendas:** None beyond already ongoing topics.

- j. **Final approval of Bibs Resort/Shields Road Condominium plat amendment (preliminary approval granted July 6, 2022):** As occurred when the condo plat received preliminary approval, Ritter recused himself from all discussion due to his personal involvement in the property. Cooper led a Committee review of final plat amendments with information provided by Greg Maines, surveyor for the condominium association. Motion Schell, second Vogel to approve the final plat amendments. Motion passed by 3:0 voice vote with Ritter and Przybylski abstaining.

- 5. **Adjourn:** Meeting adjourned by Ritter at 7:04PM.

Minutes prepared by Chairman Ritter