

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

**Minutes, Zoning Committee CUP Hearings  
June 07, 2023**

1. **Call to order:** Meeting called to order at 5:30pm
  
2. **Roll call, establish a quorum:** Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Jimmy Vogel, Ted Ritter, Brian Cooper, Beverly Przybylski, Bob Schell, and non-voting member – Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Also in Room 4 were the applicants for the Conditional Use Permit. Additionally, several people wishing to speak attended either virtually or in person in Room 4.
  
3. **5:35pm:** Ritter opened the public hearing for the Lynn Ann Campground CUP application. As with the previous consideration of this CUP, committee member Schell recused himself from participating. Patrice Pergolski read comments she had also submitted to the clerk. Ritter read comments from Robert Wanta submitted to the clerk. The applicant responded briefly to the Pergolski and Wanta comments. Ritter declared the public hearing adjourned at 5:55pm. By verbal poll of the committee, no committee members felt the CUP should be denied, nor should it be approved without conditions. After discussion of possible conditions and the applicant's response to each, motion Przybylski, second Vogel to approve the Lynn Ann Campground CUP with the following three conditions:
  1. "CAMPGROUND BOUNDARY" signs shall be maintained at intersections of every other campsite along West Pine Colony Road.
  2. Campground rules shall include reminding campers to respect private properties beyond the campground's boundaries.
  3. Natural buffers shall be maintained between campsites in the expansion area in a manner consistent with existing buffers elsewhere on the property.Motion passed 4:0 with Schell abstaining. Public hearing and deliberations adjourned at 6:49pm.

Minutes prepared by Chairman Ritter

## June Vogel

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**From:** Patrice Pergolski <patricefpergolski@gmail.com>  
**Sent:** Wednesday, May 31, 2023 11:13 AM  
**To:** June Vogel  
**Cc:** Brian Cooper  
**Subject:** CUP hearing for Lynn Anne Campground

We would like to voice some concerns about the proposed CUP for Lynn Anne Campgrounds. We do not believe that the conditional use permit should be given the camp ground at this time because of several issues.

The main concern is the traffic on Normandy Court, along with the entrance off 70 to Normandy Court. We have had to slam on the brakes more than once to avoid a truck and trailer making the turn off 70 and cutting the corner or coming around the many curves on Normandy Court. In addition to this is the crossing bike path at the intersection of Normandy Court and 70. There are no shoulders on Normandy Court and it is barely wide enough for two cars let alone a car vs truck and trailer, two trailers, plus the walkers and bike riders that use the road. It is really a major accident waiting to happen and there have been many minor accidents already. Plus to handle increase traffic the road should be straightened and trees cut or trimmed to allow large trailers to use the edge of the road. The road is already in poor repair as the blacktop is chipping on the edge a common problem when there are no shoulders to hold the road edge. So bottom line is the town will need to spend money to upgrade the road if this is approved.

We are also concerned about the fact that there is only one road to access this many homes and campsites. Some may remember a few years ago when the road was blocked by trees and down power lines for many hours. The power company did give it a priority when I explained that there were hundreds of people who could not be reached if there was an emergency. Compacting more people behind one access point is a major safety concern.

The application says that the new sites will be permanent. How will the town patrol what is permanent and what is temporary? What if existing permanent sites are turned to temporary? We don't believe whether sites are permanent or temporary should be considered when reviewing the application.

The previous owners would tell campers they were not allowed to use Pinecrest and surrounding private property. Since they left those using the private areas not owned by the campground has at least quadrupled. If they can't control campers using 98 sites how will they control more?

The current zoning limits 4 sites per acre and a buffer of 70 feet. The property is about 17.5 acres which would limit them to 70 camp sites. They already have 98 and the proposal would increase them to 138 or almost twice as many as the zoning allows. They are also asking to put campsites within 30 feet of the boarder. When they purchased the property they did so with these zoning laws in place.

Other concerns include safety items, density of open fires, dumping of sanitary waste from additional campsites and facilities to treat waste without polluting lake and adjacent wells, density of people and

potential safety issues from natural or man made disasters, noise, etc. We also believe the information provided is not of the quality or detail that will allow you to make an informed decision on a very large impact CUP.

We urge you to not approve this CUP.

Patrick and Patrice Pergolski

Mr. Robert J. Wanta  
173421 County Road C  
Hatley, WI 54440

June 6, 2023

**BY EMAIL to [june.vogel@stgermainwi.gov](mailto:june.vogel@stgermainwi.gov)**

St. Germain Zoning Committee  
Town of St. Germain  
P.O. Box 7  
Saint Germain, WI 54558

*Re: Objection to Lynn Anne Campground Conditional Use Permit Application*

Dear Committee Members:

We have owned our home on Lake Content for nearly 40 years. During this time, multiple generations of our family have enjoyed the peace, tranquillity, and united sense of community the town of St. Germain offers. The proposed Conditional Use Permit submitted by Lynn Anne's Campground is concerning as it threatens the sanctuary and safety that our family and community thrives within.

We strongly object to the proposed expansion of Lynne Anne Campground (the "Campground") on the following grounds:

**1. Loss of privacy and intrusion to local community**

The Campground expansion increases its occupancy capacity over 40%. The expansion will require clear-cutting several trees and its development will come within 30 to 60 feet of the property line (irrespective of setback requirements) and West Pine Crest Colony Road, having a dramatic impact on the use of the road and the residences within Pinecrest Colony.

The primary camping season is April through October, which is also the season where residents heavily enjoy what the community has to offer. With a 40% increased occupancy of the Campground, noise pollution, excessive campfire smoke, and the use of alcohol and smoking of the campers will certainly impede on the local community. (Especially to those of use who live within a stone's throw from the proposed campsites.)

The proposed expansion would mean that the site will accommodate an increased number of occupants who are *usually* low-budget, transient visitors who make little positive (financial or other) contribution to the area. (I understand that this is not a blanket statement directed towards all campers, however, considering the overall function of camping, many

transient visitors fall within this statement which should be offered for consideration.) By reasons of mass, the additional occupancy detracts from the tranquillity and peace of the area which is why many of us are here.

The proposed expansion may be an over-intensive use of the site, provided that Section 1.403 of the St. Germain Code of Ordinances requires 20 acres minimum for newly established campsites, and a maximum of 4 campsites per acre. Although the Campground may be grandfathered around this ordinance, the Town's implementation of a 20-acre minimum for campsites questions whether the current occupancy, let alone a 40% occupancy increase, is too cramped for a 17-acre site such as the Campground. With the proposed expansion the Campground will include 137 campsites. Over its 17 acres, the Campground should be limited to 68 campsites. Already having 97 campsites, the additional 40 would **double** what is allowed under current ordinances for campgrounds. We fail to see a compelling reason that would allow for such a deviation in the current use of the Campground, especially given the public policy concerns of the community, where the same courtesy is not provided to new campgrounds under current ordinances.

## **2. Impact on safety and adequacy of local infrastructure**

We are concerned that the local infrastructure, including the use of Normandy Court Road and West Pine Crest Colony Road, cannot safely and adequately handle the impact of an increased 40% occupancy load. The impact will surely disproportionately increase both pedestrian and vehicular traffic to the local area, without consideration of the needs of pedestrians and local traffic. Even with signage that states that the adjacent properties are private, we have a plethora of dog walkers, bikers, or hikers walking down West Pine Crest Colony Road. The speed limit on the road is already set to a crawl, and with the overall nature of the winding roads (for both Pine Crest and Normandy) residents must remain constantly alert and be forced to slam on the brakes for campers frequenting it.

Presently, there are up to two dogs are allowed per campsite. With 40 new campsites, this opens the potential for an additional 80 pets roaming the grounds (274 in total at maximum capacity). Even with rules and regulations in place, it is a safety concern that should be considered.

Furthermore, an increase to the problem of trespass on private land are likely. We have had several campers over the years cross through our property to fish on our dock.

As for other infrastructure, please consider the additional facilities necessary to cope with storage of the high volume of refuse from additional campsites. In addition, there is only one road (Normandy) that provides an outlet for the residences and the campers alike. In the event of a road blockage (downed powerlines, trees, etc.), occupants would not be able to be reached by first responders in the event of an emergency. Additional occupancy would put hundreds more at risk.

In summary, we are very concerned that the expansion of the Campground would be a detriment to residents' safety, property values, and overall enjoyment of their properties. While we

understand the need to support the Campground and its business efforts, we fear that approving the Conditional Use Permit will have a cumulative negative impact due to the many reasons listed above.

We strongly urge the Committee to deny the Conditional Use Permit. Thank you kindly for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Wanta", with a horizontal line drawn through the end of the signature.

Robert J. Wanta  
[wantarobert@gmail.com](mailto:wantarobert@gmail.com)