

1

**BOARD OF APPEALS
TOWN OF ST. GERMAIN**

OFFICE OF THE CLERK
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558
www.townofstgermain.org

BOARD OF APPEALS: Robert Ringe: June 24, 2014
NOTICE TOWN OF ST. GERMAIN

PLEASE TAKE NOTICE, that the Board of Appeals of the Town of St. Germain will meet on Tuesday, June 24, 2014 at 6:00 P.M. in meeting room #4 in the Community Center pursuant to Section 1.72 of the Town of St. Germain Zoning Ordinance, to consider a variance request for Robert Ringe for his property located in Gov't Lot 10, Sec. 26, T40N, R8E, 1281 South Bay Road, Computer No. 024-1286. The property consists of one residential dwelling on a 3.08-acre parcel. The owner proposes to build a 24' x 24' garage within the 75' setback from South Bay Road. The property is located in the Lake Shore Resort – Residential Zoning District.

CERTIFICATION

The undersigned, Thomas E. Martens, certifies as follows: (1) that he is the Clerk of the Town of St. Germain, (2) that this notice was published in the Vilas County News Review on the 11th day of June 2014 and on the 18th day of June 2014, and (3) was posted at the following locations: St. Germain Community Center, St. Germain Post Office, and Camp's Sentry Foods.

Dated this 11th day of June 2014.

Thomas E. Martens
Town Clerk

Call To Order: Acting chairman Fred Radtke called the hearing to order at 6:00 P.M. The chairman noted that the hearing had been duly published and that the surrounding property owners had been notified.

Board Members Present: Fred Radtke, Tim Nagel, Ray Weber, Sherry Stecker, Terry Holmes, Tom Martens, town clerk. Also present were Robert Ringe, Timothy Ringe, James Ringe, Jenny Ringe, and John Vojta.

Each member of the board of appeals introduced himself or herself. Mr. Radtke then read through the notice that had been posted and published.

Robert Ringe explained that he would like to build a 24' x 24' garage on his property that would be approximately 40ft. from the centerline of South Bay Road. Mr. Ringe explained that he had a federally mandated disability, Polio Syndrome. He went on to say that there was a very steep hill on the south side of his home. He would not be able to walk to his garage if he were to build it behind his home. Mr. Ringe also noted that the utilities were in the way on the south side of the house and the septic system is in the way on the north side.

2

BOARD OF APPEALS
TOWN OF ST. GERMAIN

OFFICE OF THE CLERK
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558
www.townofstgermain.org

Timothy Ringe stated that the construction of the garage was the first step in a complete refurbishing plan for the property. The interior of the home has been remodeled. Once the garage is constructed, step two of the plan is to completely clean up the yard.

Mr. Holmes asked if any of the neighbors had given an opinion about the garage. Timothy Ringe stated that he had talked to Tom, Ken and Buffy Jackson. None of them had any objections to the garage. Mr. Ringe stated that the neighbors would probably very happy to have the property cleaned up. It might even help to increase the property values of the area. He also said that the future plan is to construct other buildings to the rear of the house to help with the clean-up. Jim Ringe said that the immediate plan is to build the garage in the front of the home. The other buildings would be in the future.

Mr. Radtke stated that Mr. Ringe's handicap is the reason for the variance request. There would be plenty of land to build a garage if Mr. Ringe didn't have the handicap. Mr. Nagel thought that perhaps the board should get a legal opinion concerning Mr. Ringe's handicap. Timothy Ringe stated that they had met all of the criteria for a variance. There are no criteria to deny it.

Mr. Radtke read six conditions from the town ordinance: 1. There may be topographical conditions; 2. The conditions apply to this property and not necessarily to others; 3. The purpose of the variance is not based on personal gain; 4. The hardship is not caused by anyone involved with the property; 5. The improvement would not be detrimental to other properties in the area; 6. The improvement will not impair the light or air or congestion to other properties in the area. Mr. Radtke also noted that the board of appeals could impose conditions if a variance were to be granted.

Ms. Stecker asked if the proposed garage is back as far as possible from South Bay Road. Jim Ringe explained that they were not just applying for the variance because they wanted to test the waters. They had studied the situation and had found that the proposed location for the garage was the best location. Timothy Ringe stated that they wanted to make the complaints go away. Up until now, they have not had enough money to make all of the improvements that they have wanted to make for the past 25 years. Mr. Ringe hoped to have everything finished by the end of the year, but didn't want a time limit imposed just in case circumstances did not allow the Ringes to finish the work. He thought that it would be finished no later than this time next year. John Vojta noted that the town didn't have a blight ordinance so that the clean-up probably shouldn't be attached as a condition. Mr. Weber was in favor of granting the variance but asked that the garage be constructed as far as possible from South Bay Road. Mr. Holmes said that this was a unique property and that it would be a challenge to construct the garage in a different location. The garage will be a stick built garage.

Mr. Radtke polled the board. Mr. Radtke stated that the variance request by Robert Ringe would be granted provided that the garage would be no closer than 40' from the centerline of South Bay Road due to the handicap. Mr. Ringe's variance request was unanimously granted by the board of appeals. Each board member signed the bottom of Mr. Ringe's variance request.

Hearing adjourned 5:50 P.M.

BOARD OF APPEALS
TOWN OF ST. GERMAIN
OFFICE OF THE CLERK
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558
www.townofstgermain.org

Town Clerk

Chairman

Member

Member

Member

Member