

TOWN OF ST. GERMAIN  
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ST. GERMAIN, WISCONSIN 54558

[www.townofstgermain.org](http://www.townofstgermain.org)

Minutes, Zoning Committee  
January 02, 2019

1. **Call to order:** Meeting called to order at 5:30pm
2. **Roll call, establish a quorum:** Committee members present: Strom, Hensen, Cooper, Ebert, Ritter. Also present at various times during the meeting: Tim and Richelle Kruse, Rick and Linda Nelson, Greg Maines, Jim Swenson
3. **Approve minutes of December 05, 2018 meeting:** Motion Cooper, second Strom to approve minutes as presented. Motion passed by unanimous voice vote.
4. **Public comments:** There were none
5. **Continue considering NGI CUP application:**
  - a. In lite of concerns raised at the public hearing by Rick and Linda Nelson of RJN Plumbing, and since by Kevin Neumann of Golden Pines Restaurant, concerning problems likely associated with increased traffic on the easements to Tall Timbers mini-storage units if the CUP is approved, Ritter explained the information he had received from Town Attorney Steve Garbowicz pertaining to easements. Only if the existing easements in any way restrict the vehicles that are using the easements, and if expansion of the mini-storage facility would cause a violation of those restrictions, could the Town deny the CUP based on easement concerns. Since neither of the easements contain such traffic restrictions, the Town cannot be influenced to deny the CUP based on easement concerns raised by the Nelsons or Kevin Neumann.
  - b. Ritter explained the history of parcel #24-2230-05 being re-zoned from partially to fully Community & Highway Business district in 2005. Even though that re-zoning is not reflected on the current Town Zoning Map, there is no concern that none of that parcel can now be used for mini-storage units as was once true when part of the parcel was zoned as a residential district.

Motion Cooper, Second Hensen to approve the CUP as presented with the same two conditions as were attached to the CUP approved for the same parcel on 08/17/05

(maintenance of 30 feet of natural buffer where parcel #24-2230-05 abuts a residential district and shielding of all lighting for adjoining residential properties). Motion passed by unanimous voice vote.

**6. Zoning Administrator report:**

Administrator Ebert:

- a. Provided his year-end 2018 permit activity log, no action taken
- b. Reported that the monthly County Zoning report he receives listing all properties the County has issued Zoning Permits for does not accurately reflect parcel numbers, thereby making it difficult to sort out St. Germain permits he might need to follow up on to verify that a Town permit has also been issued. The Committee instructed him to follow up with County Zoning to rectify the problem and to let the Committee know if correction does not occur on future reports.

- 7. Approve 1<sup>st</sup> addendum to Quiet Comfort Condo Association plat map:** Greg Maines informed the Committee that this plat revision is limited to relocation of specific septic fields which has been approved by County Zoning. Following Committee members asking questions to verify their understanding of the changes, motion Cooper, second Hensen to approve amendment of the Quiet Comfort Condominium Association plat map to revise the location of septic fields. Motion passed by unanimous voice vote.

- 8. Review draft changes to Chapter 1.2 provision regarding setbacks for rebuilding in nonconforming building footprints follow destruction by fire or natural catastrophe:** Zoning Administrator Ebert stated he has given this proposal more thought and now thinks it better to not amend the ordinance with this provision, but rather to handle each situation individually with the option of issuing hardship variances if appropriate. Motion Cooper, second Strom to not amend Chapter 1.2. Motion passed by unanimous voice vote.

- 9. Committee Concerns:** Cooper questioned if the Zoning District Map should be updated and re-printed to reflect the re-zone of 2005 discovered when researching the NGI CUP application. Ritter responded that he would search through the Zoning Committee filing cabinets in room 5 to see if any other zoning district changes have been made that are not reflected on the map. Ritter will report back to the Committee at a future meeting.

- 10. Adjourn:** Meeting was adjourned by Chairman Ritter at 7:05pm