

# PLANNING & ZONING COMMITTEE

## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

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### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: MARCH 21, 2005

**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.

1. **Call to Order:** The meeting was called to order at 5:00 P.M. by Todd Wiese, Chairman
2. **Roll Call -Members Present:** Ted Ritter, Mary Platner, Todd Wiese, Tim Ebert-Zoning Administrator, Tom Martens Town Clerk.
3. **Approve Agenda:** Motion Ritter seconded Platner that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Ritter seconded Platner that the minutes of the January 3, 2005, January 24, 2005, January 31, and February 21, 2005 meetings be approved as written. Approved.
5. **Public Comments:**
  - 5A. **Alf Vretfors Inquiry on Re-zoning:** Mr. Vretfors stated that he had purchased two lots that are less than 2.5 acres. At the time of the purchase, the lots were zoned business. Now with the new zoning ordinance, his lots are zoned low density residential. Mr. Vretfors claims that his property has greatly gone down in value because of the zoning. The committee explained to Mr. Vretfors how he could go about trying to have his property rezoned. He may have to pay a fee of \$250 for each lot, and provide a list of the property owners within 300' of his property. Even though his lots are less than the required 2.5 acres, Mr. Vretfors would be able to sell them separately except that he has built a pole barn that straddles both lots. The committee suggested that Mr. Vretfors combine his lots into one.
6. **Zoning Administrator Report – Discussion/Action:**
  - 6A. **Travelway Permits:** Motion Ritter seconded Platner that travelway permits be issued to Glen Schiffmann on Greenwood Drive, Terry Schneider on Indian Trail, and Terry Wells on Shields Road. Approved.
7. **Ordinance Amendments:**
  - 7A. **Review and prioritize new Ordinance Needs:** Mr. Wiese asked that the other committee members prioritize the list of suggested ordinance amendments. The town chairman had asked Mr. Wiese to have the committee work on a smoke ordinance for the downtown business district. Ms. Platner stated that she did not want to spot zone. Mr. Ritter suggested that Mr. Wiese tell Mr. Wendt that the committee will research the matter. An ordinance is not going to apply to the outdoor wood burning furnace that is already being used.
8. **Rezoning – Discussion/Action:** Already discussed under public comments.

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**9. Subdivision Approval – Discussion/Action:** No discussion.

**10. Conditional Use Request – Discussion/Action:**

**10A. Discussion of Enforcement of Violations of Past Conditional Use Permits:** Mr. Wiese noted that it had been brought to his attention that a business in town has not been meeting the requirements of the conditions set forth in the conditional use permit. There was a discussion concerning how a new owner is supposed to know about the conditions. Should the conditions be registered with the register of deeds? There was also a discussion concerning grandfathering versus conditional use. Mr. Ritter will check with the Wisconsin Towns Association attorney.

**10B. Citizen Inquiry on Change of Use and “Grandfather” of Day Care in Medium Density Residential District:** The Little Acorns Day Care behind Thunderbird Pass is running out of room. Karen Goller was present to ask if she could remodel the interior of her building. She also asked if she could convert her attached garage into part of the day care facility. She also possibly would convert an unattached garage. Under sec. 1.56(4)(a), the business is a legal conditional use. Ms. Goller would need nothing from the town as long as she does not change the footprint of her structure. If she intends on converting the unattached garage, Ms. Goller would need a conditional use permit. Either way, she is going to need State plans. Mr. Ritter was concerned about the increased traffic on the easement road. If Ms. Goller chooses to apply for the conditional use permit, there is no guarantee that she would get it. But, she could always go back to not changing the footprint the present business.

**11. Plat and Survey – Discussion/Action:** No discussion.

**12. Miscellaneous Agenda Items – Discussion/Action:**

**12A. History on Kruse Request to Build Additional Storage Units:** Mr. Wiese had been able to find the records concerning the storage buildings Near Golden Pines. In March Of 2002, when David Consoer and Craig Weborg owned the property, approval was given to add two additional buildings. The reason was that since the original storage buildings had been there prior to the new zoning ordinance, they were grand fathered. In April of 2002, the plat was approved. In August of 2002, the property was sold to Tim Kruse. In September of 2002, Mr. Kruse constructed the two additional buildings. The problem is that part of the property lies in the lakeshore residential district and the remainder is in the community highway business district. Mr. Kruse would like to build two more units. Sec. 1.28(3) seems as though it may allow the construction. The committee, however, wants to get input from some of the people who were involved with zoning at that time. The county also has parcels that lie within two zoning districts. Mr. Wiese will check with Vilas County Zoning to see how the interpret the zoning.

**13. Letters and Communications:**

**13A. Information on Re-Plat Request:** Mr. Wiese noted that Steve Favorite had called concerning the Loren Anderson property. Mr. Anderson would like to increase the size of his lots. He is going to reduce his property from 11 lots to 7 lots.

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**13B. Fireworks Sales of Class “C”:** Mr. Wiese stated that he had received a request for a fireworks store. The person was not sure where the building that he wanted to use was located. It may be in Newbold. Right now, there is nothing to stop the business other than that it has to be more than 50 feet from any gas pumps. The committee possibly should look at a transient business ordinance.

### 14. Committee Concerns:

**14A. Records/Filing System:** Mr. Wiese has sorted through and filed all of the old zoning records. Mr. Ebert has records that should be filed in the zoning room, as does the town clerk.

**14B. Reformat of Ordinances:** Ms. Platner is under the impression that Ms. Nimz has the master disk with the zoning ordinance. Ms. Nimz has stated that the zoning ordinance is in the correct format. The committee would like to change the format. Mr. Ritter stated that eventually, he would like to see the zoning administrator distribute the ordinances and maps.

**14C. Forms:** Mr. Ebert stated that the town needed conditional use approval forms and rezoning request forms.

**14D. Zoning Map:** Mr. Wiese stated that he would like to see the zoning map on the Internet. Also, how much would it cost to have the maps printed?

**14E. Carwash:** Craig Weborg is the new owner of the carwash. He has stated that he would do the landscaping in the spring.

**14F. UDC Bond:** Mr. Ritter stated that there is a question concerning who is going to collect the \$300 refundable bond. Mr. Ebert stated that Darin Pagel seemed to think that the town should be collecting the bond payment.

**14G. Cedar Ave Property:** There still has been no contact with the owner of the property on Cedar Ave. The house has been without siding for several years.

**14H. Lingo Lane Property:** Mr. Wiese stated that the property has not yet gone to probate. That will probably not be until July.

**15. Time and Date of Next Meeting:** The next Planning & Zoning Committee meeting will be on Monday, April 4, 2005 at 5:00 P.M. in the boardroom of the Old Red Brick Schoolhouse.

**16. Adjournment:** Motion Platner seconded Ritter that the meeting be adjourned. Approved. Meeting adjourned 7:40 P.M.

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Chairman

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Vice Chairman

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Member

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Member

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Member