

# PLANNING & ZONING COMMITTEE

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

## MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE SPECIAL MEETING: JULY 25, 2005

**Meeting Type:** Special 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:** Todd Wiese, Lee Holthaus, Ted Ritter, Marion Janssen, Tom Martens-town clerk. Mary Platner was absent. Also present was Rick Lovdal from Serenity Bay Condos.
3. **Approve Agenda:** Motion Ritter seconded Holthaus that the agenda be approved as posted. Approved.
4. **Conditional Use Request: Discussion/Action**
  - 4A. **Set Time and Date of Public Hearing for C.U.P. Application by Tim & Richelle Kruse, agents for TREK, LLP, to Construct Additional Mini-Storage Units at Tall Pines Storage, Hwy. 70 West:** The public hearing for the TREK, LLP, Conditional Use Permit will be on Wednesday, August 17, 2005 at 5:00 P.M. in the boardroom of the Red Brick Schoolhouse. The clerk will post the notice for two weeks, August 2, 2005 and August 9, 2005 and notify the adjacent property owners..
5. **Miscellaneous Agenda Items: Discussion/Action**
  - 5A. **Review and Act on Condominium Plat Amendment Submitted by Favorite Surveying for Serenity Bay Condominiums:** Mr. Wiese read a letter from Steve Favorite concerning the First Addendum to Serenity Bay Condominium Sec. 35, T40N R8E, St. Germain Township. The owner, Rick Lovdal, was present to discuss the proposed Amended Condominium Plat. Following are the nine changes: (1) The Expandable Area that was reserved in 1985 will become part of this condominium on the plat. Units that reserved 1,176 sq. ft. are being reduced to 896 sq. ft. (2) Units 6 & 9 have an area reserved for a 15' building addition (currently shown as vacant unit space). (3) The location of the existing storage building (LCE Unit 9) is shown. (4) The location of the existing septic system & vent pipes (common) are shown. (5) Change in parking for Unit 1. (6) Gas Tanks have been eliminated. (7) Recreation building space no longer reserved. (8) Deck changes on Units 3 & 8. (9) A well installed as Limited Common Element for Unit 1. The proposed units 12 – 15 do not any expandable area. Two of the old units have already been sold. There are offers on four of the others. Mr. Ritter was concerned that the new owners had been notified of this amended plat. Mr. Lovdal stated that he had letters of approval from the two new owners. Mr. Wiese noted that the Wisconsin Statutes state that the Planning & Zoning

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Committee needs to act within 10 days of receiving notice of the addendum to the condominium plat. A letter from Carol Nawrocki, WTA attorney, suggested that the town amend our zoning ordinance to show the 10-day requirement.

Motion Ritter seconded Janssen that the first addendum to Serenity Bay Condominium is approved with the condition that Mr. Lovdal provides copies of the letters of approval from the new owners, as of this date. Approved.

## 6. Letters and Communications:

**6A. Ronald Loos Letter:** Mr. Wiese read a letter from Ronald Loos on the Halberstadt Road concerning an ongoing lawsuit with Jack Klotz over a private easement road. Mr. Loos had asked Tim Ebert, zoning administrator for copies of all zoning permits issued to Mr. Klotz for his property since 1986. Mr. Ebert could only find one. Mr. Loos referred to another one that he had, but it turned out to be a county permit that had been issued. Mr. Loos quoted Wis. Statute 236.29(1) saying that the town was to hold the easement for public use. Mr. Wiese reviewed the Statute and discovered that it applied to public roads and not private easements. There were no travelway permits required at that time. Mr. Klotz built a garage over the easement road and closed the road. Mr. Loos has since built a new road into his property. Mr. Holthaus stated that this matter first was brought to the Planning & Zoning Committee about 10 years ago. Mr. Wiese will write to Mr. Loos indicating that this a private matter between two property owners and that the town will not get involved.

**7. Committee Concerns:** There were no committee concerns.

**8. Adjournment:** Motion Holthaus seconded Ritter that the meeting be adjourned. Approved. Meeting adjourned 5:47 P.M. The next meeting will be the TREK, LLP, C.U.P. hearing on Wednesday, August at 5:00 P.M. The regular Planning & Zoning Committee meeting will immediately follow the hearing.

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Town Clerk

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Chairman

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Vice Chairman

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Member

\_\_\_\_\_  
Member

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Member

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