

# PLANNING & ZONING COMMITTEE

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## TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

### MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JULY 16, 2007

**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:** Chairman, Todd Wiese, called the meeting to order at 4:00 P.M.
2. **Roll Call -Members Present:** Todd Wiese, John Vojta, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk. Stu Foltz & Fred Radtke were also present.
3. **Approve Agenda:** Motion Vojta seconded Platner that the agenda be approved as posted subject to a change in order by the chairman. Approved.
4. **Approval of Minutes:** Motion Holthaus seconded Vojta that the minutes of the June 18, 2007 meeting be approved as written with the correction that Kris Main is not a resident of St. Germain. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:** Mr. Ebert was not at the meeting. Mr. Wiese handed out Mr. Ebert's quarterly permit report.
  - 6A. **Structure Definition Discussion:** Mr. Wiese noted that Mr. Ebert had questioned the wording of the town ordinance concerning the definition of a structure. According to the ordinance, in order for a structure to require a permit, it must have at least a 12-square foot footprint and be more than 4 feet tall. The consensus of the committee was that the wording was unclear. Mr. Vojta then asked why the committee had required Connie Casey to get a permit for her new sign at Connie's The Place To Be.
  - 6B. **Bibs Resort Sign Discussion:** Mr. Wiese then noted that Anthony Farrow, the owner of Bibs Resort Pub & Grill, had asked Mr. Ebert if he would need a permit to put a business sign on the lakeshore. Mr. Farrow's sign would be more than 4 feet tall, but it would not have a 12-foot footprint. Mr. Ebert questioned whether it was a structure. Mr. Holthaus stated that he felt that Mr. Farrow should be informed that he would need a permit, at least for now. But, he also agreed that the committee would probably have to look at the wording of the definition.
7. **Ordinance Amendments – Discussion/Action:**
  - 7A. **Review and Establish New Ordinance and Amendment Work List:** The work list was tabled at this time. Mr. Vojta thought that fireworks were an issue. He could not understand why Vilas County did not enforce the law prohibiting the private use of fireworks. Ms. Platner noted that the sign ordinance was about 90% completed. She offered to provide a copy of the draft to the committee members. Ms. Platner also offered a copy of Cloverland's light ordinance.
8. **Re-zonings – Discussion/Action:** There were none.
9. **Conditional Use Request - Discussion/Action:** There were none.
10. **Plat and Survey - Discussion/Action:**
  - 10A. **3-Lot Subdivision for Donald R. Eliason, LLC. SE SE, Section 33, T40N R8E, comp. #24-1833. West Side of Hwy. 70, North of Parkway Road. (Foltz and Associates, Inc.):** Stu Foltz, who was representing Donald R. Eliason, noted that lots #1 & #2 were greater than 1.5 acres in area. Lot #3, however, was a little less than 1.5 acres. Mr. Wiese stated that a business could be built on lot #3, but that it was too small for a dwelling. Mr. Vojta asked about extending Sunrise Lane. Mr. Wiese noted that there was a 30-foot lot in between Mr. Eliason's land and the present end of Sunrise Lane that was owned by Craig Weberg. Mr. Foltz also noted, however, that the owners were still discussing the possibility of extending Sunrise Lane as a frontage road for Mr. Eliason's three lots.

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Motion Holthaus seconded Platner that the plat of the 3-lot subdivision for Donald R. Eliason, LLC. In the SE SE, Section 33, T40N R8E, computer #24-1833 be approved as presented. Approved. Mr. Foltz will meet with Mr. Wiese for his signature. Mr. Foltz also presented a check for \$28.00 and one for \$172.00.

**10B. Balsam Lodge Condominium Final Plat, Gov't Lot 1 Section 30, T40N R8E, comp. #24-1626. (Foltz and Associates, Inc.):** Mr. Wiese noted that the changes that had been requested from the preliminary plat had been made. Motion Holthaus seconded Janssen that the final plat for Balsam Lodge Condominium, Gov't Lot 1, Sec. 30 T40N R8E, computer #24-1626 be approved as presented. Approved.

## 11. Miscellaneous Agenda Items – Discussion/Action:

**11A. Ordinance Book Revision:** Mr. Wiese noted that he had informed the town board that it would cost about \$300 for Kris Main to re-format the town's ordinances. The town board had no objections. The clerk handed several ordinances that were currently not listed on the website to Ms. Platner. They will be incorporated into the numbering system.

## 12. Letters and Communication

**12A. 7522 Hwy. 70 East Garage Demolition Update:** Mr. Wiese reported that he had contacted James Anagnostopolis about removing his garage at 7522 Hwy. 70 East shortly after the committee's June meeting. Mr. Anagnostopolis had stated that he would have the building removed within 30 days. Mr. Anagnostopolis then called the town chairperson asking for an extension. Mr. Wiese did not know what Ms. Nimz had agreed to. Mr. Anagnostopolis also stated that the contractor that he had talked to had wanted to wait until this fall to do the work.

**12B. Storage Units Behind Fibbers:** Mr. Wiese stated that he had received a call from a man who had purchased 15 acres behind Fibbers with intention of putting up storage buildings. Mr. Wiese informed him that since the land was zoned in the Forestry District he could not build the storage units. The man then asked that the land be rezoned into the Lakeshore Resort Residential District. Mr. Wiese again informed him that storage buildings would not be permitted. The man then asked if he could build separate garages and sell them as condos. The committee thought that the garages could be allowed, but that there might be a problem with the additional traffic on the easement road.

**12C. Bradford Point Garages and Office:** Mr. Vojta asked if permits had been issued to additional garages and an office to the maintenance man at Bradford Point. Mr. Wiese was not aware of any. Mr. Vojta stated that he was asked to remove the dead trees around the area for future expansion. They have a contractor to remove any live trees for the development. The committee reminded Mr. Vojta that a permit was required to remove trees within 1000 feet of a lake. It appears, on the zoning map, that most of Bradford Point falls into the 1000-foot requirement.

**12D. Linehan & Schuld:** Mr. Wiese reported that there seems to be feud going on between John Linehan at 8185 Big St. Germain and Richard Schuld at 8211 Big St. Germain Drive. Mr. Wiese thought that the committee would probably be hearing more from them in the future.

## 13. Committee Concerns:

**13A. Status of Howard Beaver, Jr. Property Forest Primeval Road:** Mr. Wiese noted that Mr. Beaver had responded to his letter. Mr. Beaver has contacted Roger Wudi to remove his building. Mr. Beaver, however, would like to save the cedar siding. It was the consensus of the committee that Mr. Wiese should contact the town's attorney to have him send a letter to both Mr. Beaver and Mr. Anagnostopolis giving them a time limit as to when the buildings have to be removed. The committee told Mr. Wiese to determine whether they should be given 60 or 90 days from the receipt of the attorney's letter.

**13B. Date for Meeting With Building Inspector (Janssen):** Ms. Janssen reported that Darren Pagel would like to wait until this fall to meet with the committee.

**13C. Nominations for Candidates for Alternates on Board of Appeals:** Mr. Wiese asked once again that the committee members think of people to contact to be an alternate on the Board

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of Appeals. Two alternates are needed. State law requires that there be two alternates for the Board of Appeals.

**14. Set Time and Date of Next Meeting:** The next regular committee meeting will be held on August 20, 2007 at 4:00 P.M. in meeting room #4 of the Community Center.

**15. Adjournment:** Motion Platner seconded Vojta that the meeting be adjourned. Approved. Meeting adjourned 5:54 P.M.

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Town Clerk

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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