

TOWN OF ST. GERMAIN
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

Minutes, Zoning Committee
August 30, 2017

1. **Call to Order:** Meeting was called to order by Chairman Ritter at 5:30pm.
2. **Roll Call:** Present: Ted Ritter, Marion Janssen, Gerry Hensen, Jim Swenson, Brian Cooper
Absent: Tim Ebert
3. **Approval of Agenda:** Motion Janssen, second Swenson to approve agenda; motion passed by unanimous voice vote
4. **Approval of Minutes of August 02 & August 23 Meetings:** Motion Swenson, second Janssen to approve minutes as presented; motion passed by unanimous voice vote
5. **Citizen concerns:** None
6. **Consider RV usage at 1446 Pine Crest Court:** Ritter presented draft ordinance outlining RV usage restrictions for private parcels with and without existing dwellings. Discussion led to the suggestion that perhaps RV usage should require a Conditional Use Permit, thereby providing the Committee an opportunity to consider each situation and require appropriate conditions on a case by case basis. Consensus of agreement was to proceed with the Condition Use proposal and discuss details at next meeting.
7. **Consider approving draft revisions to Zoning Permit Application:** Motion Swenson, second Cooper to approve revision and place on website; motion passed by unanimous voice vote
8. **Consider approving draft ordinance revisions pertaining to lot definitions and setbacks:** Motion Cooper, second Janssen to approve definitions:
 - a. Lot Front: That portion of a lot on which the travelway is located.
 - b. Lot Rear: That portion of a lot generally opposite from the lot front.
 - c. Lot Side: Those portions of a lot generally between the front and rear lot lines.

- d. Travelway definition: That portion of a lot to which the fire number is assigned and which provided primary vehicular ingress and egress (aka driveway). Travelway restrictions are detailed in St. Gemain Code or Ordinances, Chapter 2 – Travelway

Motion passed by unanimous voice vote.

Motion Cooper, second Hensen to approve setbacks:

- a. 1.201(B) Setbacks from Town Roads: Except as otherwise provided in §1.300 of this chapter, setbacks from all town roads shall be a minimum of 40 feet from the surveyed lot line.
- b. 1.201(E)(2) Community and Highway Business District: Lot front setbacks from State Highways 70 and 155 shall be the lesser of a minimum of 75 feet or the footprint of the present principal building from the center line of the existing road. Lot front setbacks from a Town road shall be a minimum of 17 feet from the surveyed lot line.
- c. 1.310(E) REAR YARD REQUIREMENTS
 - (1) Rear Lot Adjoining a Commercial Lot
 - (a) Principal Building: 15 feet
 - (b) Accessory Building, including garage: 5 feet
 - (2) Rear Lot Line Setback Adjoining a Residential District
 - (a) All Buildings: 40 feet
 - (3) Residential Dwelling: 40 feet
- d. 1.311(E) REAR LOT LINE SETBACKS
 - (1) Rear Lot Line Adjoining a Commercial Lot
 - (a) Principal Building: 5 feet
 - (b) Accessory Building, including garage: 5 feet
 - (2) Rear Lot Line Adjoining a Residential District
 - (a) All Buildings: 40 feet
 - (b) Residential Dwelling: 40 feet

9. **Committee concerns:** None

10. **Adjourn:** Meeting adjourned at 7:45pm.

Minutes prepared by Ted Ritter, Chairman