

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

1

MINUTES ST. GERMAIN PLANNING AND ZONING COMMITTEE MEETING: JULY 17, 2006

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 4:00 P.M. by Todd Wiese, Chairman
2. **Roll Call -Members Present:** Ted Ritter, Todd Wiese, Mary Platner, Lee Holthaus, Marion Janssen, Tom Martens, town clerk, Tim Ebert Zoning Administrator.
3. **Approve Agenda:** Motion Janssen seconded Holthaus that the agenda be approved as posted. Approved.
4. **Approval of Minutes:** Motion Holthaus seconded Janssen that the minutes of the June 19, 2006 regular meeting be approved as written. Approved.
5. **Public Comments:** There were no public comments.
6. **Zoning Administrator Report – Discussion/Action:**
 - 6A. **Preliminary Plat Road Names:** Mr. Ebert asked what the procedure was going to be for naming roads in a new subdivision. The committee decided that the road names should be on the preliminary plat. The committee would approve or disapprove of the road name at that time.
 - 6B. **Lake Content Resort:** Mr. Ebert reported that a client of surveyor, Jim Will, intended to purchase Lake Content Condominium/Resort. The new owner intends to tear down all of the cottages and build new ones. There would be four cottages along the lakeshore, and two farther back. The condominium/resort would still be run as a resort. None of the present cottages have been sold. The property is owned entirely by one person. Resorts are a conditional use in the Lakeshore Resort District. However, since the use of the property is not changing, the committee determined that a new conditional use permit would not be necessary. There would need to be an addendum to the condominium plat, and the permits could be issued.
 - 6C. **Quarterly Report:** Mr. Ebert handed out the zoning administrator's quarterly report.
7. **Ordinance Amendments – Discussion/Action:**
 - 7A. **Review of Ordinance 5.16, Fees in Lieu of Dedication:** Mr. Wiese reported that Senate Bill 681 has done away with the subdivision dedication fees. An assessment can still be charged. The assessment would not be collected until a building permit was issued. The money would have to be held in a separate account for each subdivision. The money can only be spent on that subdivision. If the money has not been spent after seven years, it must be returned to the property owners. Town Chairman, Jim Wendt, wants to continue collecting the revenues. The committee was of the opinion that it would not be worth all of the trouble. Mr. Holthaus suggested changing the inspection fees. Mr. Ebert suggested raising the review fee for each subdivision. Right now, the ordinance allows for a \$25.00 review plus one dollar for each lot. Mr. Ritter added that since there probably would be a very limited number of new subdivisions, it may be better to just drop any additional charges.
 - 7B. **Little Bass Lake “Prohibited Motor Operation:** Mr. Wiese noted that Mike Connors had asked that an ordinance passed in 1980 prohibiting motors on Little Bass Lake be enforced. The town clerk found in the minutes of August 4, 1980 where the ordinance had been passed, but could not find the actual ordinance. Mr. Ritter noted that the DNR could not enforce that ordinance anyway. Mr. Ritter also stated that the town could pass an ordinance banning gasoline motors on Little Bass Lake, but would have to follow the requirements in Chapter 30 of the Statutes. If those procedures are followed, DNR wardens could enforce the ordinance. Mr. Ritter has already written a rough draft of an ordinance. He will summarize that town's responsibilities at the August meeting. In any case, an ordinance could not be passed for this boating season. The ordinance will be written so that other small lakes could be added in the future.

PLANNING & ZONING COMMITTEE

2

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

8. Re-zonings – Discussion/Action:

8A. Privately Held Lands in Parks and Recreation District: Mr. Wiese handed out a letter from Don Eliason stating that Foth & Van Dyke had admitted that the zoning of private lands in the Parks & Recreation District had been done in error. Mr. Wiese also had an opinion from Attorney William O'Connor stating the privately held lands should not be zoned in the Parks & Recreation District. Right now, there are three privately parcels of land that are zoned in the Parks & Recreation District: (1) the green strip in Don Eliason's property along Hwy. 70; (2) the green strip in the lot adjacent to Mr. Eliason's lot along Hwy. 70; (3) the Whitetail Inn. Mr. Wiese asked the committee if the town should make the change to correct the mistake. Mr. Holthaus did not blame Mr. Eliason for wanting the property to be rezoned. Mr. Holthaus also stated that it was the intention, at the time that the zoning ordinance was created, to leave an aesthetically pleasing view at each entrance to town. If there was a problem with zoning privately held lands in the Parks & Recreation District, why didn't Foth & Van Dyke or William O'Connor question it then? There was no intention on the part of the past zoning committee to cause this problem. Neither the consultant nor the attorney at the time informed the committee of any problems. Mr. Holthaus felt that the town should make the change.

Motion Holthaus seconded Platner that the town change the three privately held parcels from the Parks & Recreation District to the Community Highway District. Approved by a voice vote. There will be a Public Hearing on Monday, August 21, 2006 at 6:00 P.M. in the boardroom of the Red Brick Schoolhouse.

9. **Conditional Use Request - Discussion/Action:** There was no discussion.

10. **Plat and Survey - Discussion/Action:** There was no discussion.

11. **Miscellaneous Agenda Items – Discussion/Action:** There were no items to discuss.

12. Letters and Communication

12A. Vilas County Response to Burgess/Jackson Land Issues: Mr. Wiese noted that the Vilas County Corporate Counsel had informed him that she will be presenting the complaint at the August 3rd meeting of the Vilas County Zoning and Planning Committee for its review and approval so that the matter can be filed with the Circuit Court. Mr. Wiese will probably be called as a witness.

12B. Don Eliason Letter: Mr. Eliason's letter was discussed under section 8A.

12C. Bo-Boen Snowmobile Club Letter: Mr. Wiese noted that Mike Connors had complained about people using the snowmobile trail as a back entrance to the stump dump. Part of the trail crosses Mr. Connors' land. The snowmobile club will put a chain across the trail where it meets Little Bass Lake Road. In return, Mr. Connors has given the club permission to remove the rocks and widen the trail across his property.

13. Committee Concerns:

13A. Approval of Revised Road-Naming Guide: Mr. Wiese noted that "alley" and "loop" had been dropped from the road-naming guide. Motion Janssen seconded Ritter that the road-naming guide be approved with the revisions. Approved.

13B. Zoning Forms Availability on Website: Motion Holthaus seconded Janssen that the road-naming form be approved as presented. Approved. If Peggy Nimz has not already made all of the copies, Mr. Ritter asked that the greeting be changed to "property owners", and that the date be added to the cover letter. Ms. Platner asked that a telephone number for the property owner be added to the road-naming form.

13C. Rental Requests of Private Homes: Mr. Wiese noted that he had received a few requests concerning the rental of private homes. He has been referring the people to Ms. Platner. Ms. Platner provided them with copies of the Wisconsin Department of Health and Family Services requirements on *Regulations for the Use of Private Homes for Public Lodging*.

PLANNING & ZONING COMMITTEE

TOWN OF ST. GERMAIN

P.O. BOX 7

OFFICE OF THE CLERK

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

13D. Ed Reid Lot: Mr. Ebert stated that Ed Reid had asked what he could do with his lot in Holiday Estates. It is the lot on which Glenn Schiffmann was denied a permit because of setbacks that resulted in legal action. If Mr. Reid added the lot to the adjacent lot, he probably would have room for a garage.

13E. Bulletin Board: Mr. Ebert also noted that Wayne Ebert had donated his time and paint to re-do the Town's "Legal Notice" board. It has now been placed at Camp's Supervalu.

14. Set Time and Date of Next Meeting: The next regular committee meeting will be held on August 21, 2006 at 4:00 P.M. in the boardroom of the Red Brick Schoolhouse. There will be a Public hearing concerning the rezone of privately held lands in the Parks & Recreation District Held at 6:00 P.M. on Monday, August 21, 2006 in the boardroom of the Red Brick Schoolhouse.

15. Adjournment: Motion Platner seconded Janssen that the meeting be adjourned. Approved.
Meeting adjourned 5:50 P.M

Town Clerk

Chairman

Vice Chairman

Member

Member

Member