

**TOWN OF ST. GERMAIN
P. O. BOX 7
ST. GERMAIN, WI 54558**

**Minutes, Zoning Committee CUP Hearings
September 26, 2023**

1. **Call to order:** Meeting called to order at 5:30pm

2. **Roll call, establish a quorum:** Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Ted Ritter, Brian Cooper, Beverly Przybylski and Bob Schell. Jimmy Vogel and non-voting member/Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Were absent. CUP applicants Michael Fulton, Ryan Santry, and Chris Stevens (representing Robert Stevens) attended virtually. Applicant Daniel Sturm attended in Room 4.

Fulton CUP application:

Public comments: Greg and Amy McCaughn own the property on the south side of the Fulton property. They have no objections to the proposed building other than to request that consideration be given to improved stormwater runoff management as their parcel is at a lower elevation and already experiences occasional erosion problems. Mr. Fulton responded by offering to install gutters with appropriate downspouts, and to perhaps slightly adjust the location of the building to reduce the impact of runoff water on the McCaughn property,. There were no other public comments.

Committee considerations/concerns: The site map submitted with the application poorly represents the land parcel and locations of buildings and septic system. It needs to be re-drawn to closer scale. Motion Cooper, second Przybylski that the Committee decision for this CUP be deferred to the October 4, 2023, Zoning Committee meeting at which time Mr. Fulton is to provide an improved site map. Motion passed by unanimous voice vote.

Sturm CUP application:

Public comments: Ritter read an email from Mary Bagrowski supporting the Sturm proposed building. There were no other public comments.

Committee considerations/concerns: There being no concerns with this proposed building, motion Cooper, second Schell to approve the Sturm CUP application for parcel 24-965-38 with two conditions:

1. The size of the approved building addition shall not exceed 1,080 square feet and placement on the property is to be as described on site plan accompanying CUP application.
2. This permit does not allow the building to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

Santry CUP application:

Public comments: Ritter read a letter of opposition from Dave and Cyndi Dunmire, owners of parcel 24-1509-0042 on the north side of the Santry property on Awassa Lane in the Eaglewatch subdivision, and another from Ellen King and Jack Brees, owners of parcel 24-1509-0028 on the south and east sides of the Santry property on Awassa Lane in the Eaglewatch subdivision. Verbal

comment was received by virtual attendance from Jeff Neopote, owner of parcel 24-1509-0017 on Eaglewatch Court in the Eaglewatach subdivision. All objections were based on the understanding that buildings of this size would never be allowed in the Eaglewatch subdivision, partly because of the covenants all property owners agreed to at the time of purchasing their parcel. Additionally, objections were based on the presedent being established for more large buildings if this CUP permit was to be approved, and the subsequent loss of property value by all other parcel owners. Mr. Neopote also encouraged the Committee to allow time to negotiate the size of the building with the applicant before making any decisions.

Committee considerations/concerns: Upon review of the six standards to be considered before issuance or denial of a CUP, some Committee members felt there could be some loss of value and enjoyment of neighboring properties if the CUP was to be approved, but agreed unanimously that none of the other five standards presented issues of concern. Regarding negotiating a smaller buiding with the applicant, it was noted that even if a smaller square footage was to be agreed to, the 39 feet dimension would not be changed by the applicant due to the manner he intended to use the building. Since the 39 feet long wall would be the only wall visible from neighboring properties, reducing the overall size of the building would accomplish nothing to reduce neighbor concerns. Mr. Santry was also adamant the building would be used for nothing other than storage and maintenance of his personal recreational equipment. Motion Cooper, second Przybylski to approve the Santry CUP application for parcel 24-1509-0042 with two conditions:

1. The size of the approved building addition shall not exceed 2,457 square feet and placement on the property is to be as described on site plan accompanying CUP application.
 2. This permit does not allow the building to be used as a dwelling or place of business.
- Motion passed by a 3:1 voice vote with Schell voting NO.

Stevens CUP application:

Public comments: Ritter read emails of support from the Yates family and from Marilyn and Robert Workinger. Pamela Andersen attended virtually and offered no objections to the proposed building. There were no other public comments.

Committee considerations/concerns: According to the applicant provided site plan, the existing building, which would be enlarged, is 18 feet from the side lot line, but does not sit exactly parallel with the lot line. It appears the intended expansion of the building might result in violation of the minimum 15 feet setback. Chris Stevens, representing applicant Robert Stevens, agreed the setback would be too close to the 15 feet minimum to verify at this time. He agreed to the Committee suggestion to defer a decision on the CUP until the October 4, 2023, Zoning Committee meeting by which time either Chris or Robert Stevens would provide a site plan accurately showing the resulting setback.

Meeting adjourned at 7:10pm.

Minutes prepared by Chairman Ritter