

**Committee of The Whole Meeting
Village of Third Lake Board
May 5, 2025
Minutes**

1. Mayor Buckley called the meeting to order at 7:00 p.m.
2. Roll Call
 - Present: Hameister, Honegger, Mateja, Roesler, Van Zeyl
 - Absent: Novak
 - Also Present: Tesi Carrera, Terry Culp, Brad Hermesen, Jason Lizzo, Robert Lizzo, Tom Morthorst, Dan Penny, Chris Press, Brad Roberts, Bill Saemann, Kendra Saemann, Ed Semrad, Chris Trendle, Sue Young

3. Approval of Minutes of the Committee Meeting April 7, 2025

Motion by Van Zeyl, seconded by Mateja to approve the Minutes of the Committee Meeting April 7, 2025.

Ayes: All Nays: None

MOTION CARRIED

4. Visitor's Comments
 - Dan Penny stated he was there to find out outcome of recommended changes to Planning & Zoning Ordinance with regard to trailers in driveways.
 - Kendra Saemann stated she was there to listen.
5. Old Business
6. New Business
 - Mayor Buckley swore in Trustees Hameister, Mateja and Van Zeyl.
 - Resolution R25-05-01 **a resolution authorizing the execution of an agreement with Nearmap** – no questions from the Board. Will be added to the May Board meeting Consent Agenda.
7. Discussion and action on items on Committee Notes of May 5, 2025

LAKES

- Mayor Buckley stated that the aerator line was repaired, but divers were unable to get the aerator upright. He is coordinating with divers to come back out to do that.
- Trustee Roesler asked if the invasive species treatment had been completed. Mayor Buckley replied that Third Lake only had been treated and stated that Wisconsin Lake & Pond Resources will do a survey in the Fall. He also stated that the Health Department will be out the week of May 27th to do carp removal.

FINANCE AND POLICY

PLANNING

- Mayor Buckley stated that we are waiting on the state to approve the MFT resurfacing project in Mariner's Cove.
- Mayor Buckley stated that we have a contract with Soho in the works which should be finalized this week.

ZONING AND ORDINANCES

- Draft Zoning Ord. review pages 1 – 47
Article I General, Article II Permitted Land Use, Article III Bulk Requirements, and Article IV Lake Overlay
- Mayor Buckley went page by page asking for questions from Trustees.
 - Pages 12 & 16 – Trustee Mateja pointed out that we may want to combine or streamline “Motor Vehicle Service and Repair, Major”, Vehicle Repair – Minor” and Vehicle Repair – Major”.
 - Page 22 – Remove extra space between Non-highway Vehicle and Open space.
 - Page 22, Recreational Vehicle – Mayor Buckley stated that our current zoning identifies recreational vehicles including boats, trailers etc. all together and we've expanded it to include utility and haul trailers. He asked if anyone thinks there would be a benefit to separate out watercraft trailers vs all other trailers. Trustee Van Zeyl stated that he can't think of a situation that would arise that it would matter. Trustees Roesler and Mateja agreed. Mayor Buckley stated that down the road, separating this out may allow us to potentially enable different circumstances. Trustee Hameister stated that this is just a definitions section. Trustee Ven Zeyl stated that “with the exception of” could be added in the future.
 - Page 24 – Bold “Stacking Space” and put “Storage Locker” on new line. Mayor Buckley stated that Storage Locker vs Shed has been defined in the new ordinance.
 - Page 25 – Trustee Van Zeyl asked if “motive power” should be “mode of power” in definitions for Travel Trailer, Utility/Haul Trailer (Recreational) and Utility/Haul Trailer Commercial. Mayor Buckley will clarify.
 - Pages 31-35, Table 1 – Trustee Roesler asked if the Planning and Zoning Committee went over this table thoroughly for content correctness. Mayor Buckley responded yes, and Rob Lizzo confirmed.
 - Page 40, s) Outdoor Dining, (ii) – Trustee Van Zeyl asked that the line “the next day” be added after 6:00 a.m. to match wording in p) Live Entertainment, (ii).
 - Page 45, Table 3 – Mayor Buckley stated that an “Impervious Surfaces” column was added. Trustee Van Zeyl pointed out that the table cut off in the printouts to the Trustees. Mayor Buckley stated that he will add Table 3 to the review section for the next Committee meeting.

- Trustee Mateja stated that the final draft needs to be checked to eliminate orphan text, headings, etc.
- Mayor Buckley stated that there will be another review of the next several pages at the next Committee meeting.

PUBLIC WORKS

8. Open to Floor

- Rob Lizzo stated that it would be helpful to add a footnote at the end of the definitions directing readers to additional definitions within the document. He also stated that adding “Impervious Surfaces” to the bulk use table will put approximately a dozen houses in non-compliance including the Village Hall. He asked the Board to reconsider this so there will be fewer homes in non-compliance. Mayor Buckley responded that existing structures will not be in non-compliance and that the ordinance only pertains to new construction. Mayor Buckley explained that the reason for this is so that the lawns absorb water vs it all going directly into the lake.
- Sue Young asked for clarification on stamped concrete vs bricks/pavers as impervious surface. Mayor Buckley stated that stamped concrete is an impervious surface and that she will need to have a site survey completed for any work going forward after the new ordinance is approved. She also stated that the definition of “Yard, Street” is confusing. Mayor Buckley clarified that it refers to the building setback line of the street side of the property.
- Dan Penny stated that he would like some sort of protection wording in the ordinance confirming that existing structures won’t be in violation. Mayor Buckley stated that we will not be using the term “grandfathered”, but assured homeowners that existing structures will not be in violation.
- Kendra Saemann asked if we will be enforcing the impervious surfaces rule. Mayor Buckley stated that it will only be enforced if it is a new structure. Rob Lizzo claimed that a lot could become non-conforming if new construction renders its impervious surfaces over 45%.
- Chris Trendle asked if the newest draft of the ordinance could be put on the website.
- Tom Morthorst asked if the ordinance will be discussed at the May Board meeting. Mayor Buckley replied that it would not be, but we will inform the Village which pages will be discussed at the June Committee meeting prior to the meeting. Tom also asked how many acres were treated for invasive species. Mayor Buckley replied that he would have to look at the document and get back to him.
- Terry Culp asked for clarification on area of impervious surfaces, specifically whether the area from the lot line to the street (or lake) counts. Mayor Buckley responded that it is the staked lot only.
- Tesi Carrera asked if she needs a permit to replace her driveway and would it increase her impervious surface area. Mayor Buckley replied that she would need a permit, but if she is not expanding the surface area it will not impact the impervious surface area. He also stated that there is no review fee associated with a permit to replace an existing driveway without expansion.
- Jason Lizzo asked why we are proposing passing an ordinance that will make more people’s properties non-conforming. Mayor Buckley responded that the current ordinance

states that structures may not exceed 30%. We are expanding impervious surface to 45% to allow for paved storage areas. He also again pointed out that the restrictions will not apply to existing structures.

- Trustee Hameister thanked everyone for coming and commended all for their professionalism. He stated that this is an unprecedented time, and we appreciate their patience and understanding. He stated that the Board is willing to listen and help clarify anything if needed.

9. Adjournment

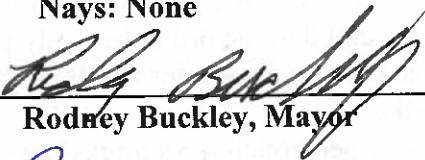
Motion by Mateja seconded by Honegger to adjourn the meeting at 8:04 p.m.

Ayes: All

Nays: None

MOTION CARRIED

Approved:


Rodney Buckley, Mayor

ATTEST:


Penny Breines, Administrative Assistant