

**Town of St. Germain**  
**Planning & Zoning Committee Meeting**  
**June 17, 2002**

It was noted this meeting was posted in accordance with public meetings laws, state of Wisconsin Statutes.

**AGENDA:**

1. **ROLL CALL:** Present were Jim Santefort, Mary Planter, Ed Odette, and Lee Holthaus.
2. **APPROVAL OF AGENDA:** A motion was made by Ed Odette to approve the agenda as posted and was seconded by Jim Santefort. Motion unanimously carried.
3. **APPROVAL OF MINUTES:** Minutes were distributed prior to this meeting. New members did not receive them and Lee Holthaus stated he would entertain a motion to table the minutes. A motion was made by Ed Odette to table the minutes until updated and was seconded by Mary Planter. Motion unanimously carried.
4. **DISCUSSION / BUSINESS:**

4.1 Chairmans Report / Communications: Lee Holthaus welcomed the two new members to the Planning and Zoning Committee, Jim Santefort and Mary Platner. He advised that this took place last Monday night at the regular Town Board Meeting. During this meeting, Mary had asked Lee about the activity of building permits in the Town. Lee gave Mary a prepared document from Tim Ebert with all the stats that she requested with permits issued and the amounts. Lee stated that about \$8.5 million a year comes into St. Germain.

Mr. Holthaus advised that committee that the administer under Roberts Rules of Order and would like to continue this process. They currently try to maintain a somewhat casual atmosphere to allow some comments from the floor as it pertains to the items currently in discussion.

4.2 Review / Action of Permit and Plan Submittals: Tim Ebert, Zoning Administrator advised that Jeff Jakubek was present with his plan submittal for a new car wash on the corner of 70 and J next to the Corner Store. Mr. Jakubek approached the committee and handed out copies of the water reclaim system and a phone number where the designer of this system could be reached.. Mr. Jakubek also advised the committee of the number of gallons, how many cars, etc. would be used. He stated that the company preparing this with him is Water Perfect of St. Louis. It was stated by Mr. Jakubek that a State permit was not needed, that they usually deal with laundromats.

do this that they will still have a buildable lot on the lake. The question would be that it is right now a lot that is eight to ten inches short of the one hundred feet. So if they change it, they will be creating a new lot which would have to fall under new rules. They have however talked to the County and they do not have any objections to this.

Mr. Ebert will make copies of it and give it to the committee to review and discuss it at our next meeting. A discussion was had. Mary felt that we need to confirm what was written in the letter as far as "what people said".

Lee Holthaus received correspondence from Steve Favorite of an amendment to Sunset Bay Resort Condominiums to amend the condominiums plat to relocate two drain fields for unit number one and unit number two. The County asked him to do an amendment to the plat in order to have that officially recognized as a change to the original plat. The one item that was brought up was that they had the old ordinance number in the text of that statement. Mr. Favorite is going to redo that on his original and then he will bring the original for signature. Mary Planter made a motion to approve this amendment subject to declarations for approval being revised and motion as seconded. Motion unanimously carried.

Mr. Holthaus questioned the status at Leisure. Mr. Ebert stated he had not heard from them, it stands as is.

Russell Steele has submitted papers with regards to looking at developing a natural history museum. This was something that the committee was going to review on his behalf and he just received a letter tonight denying the grant application. A discussion was had with regards to this with Mr. Steele. Mr. Steele will be trying to get another type of grant. He is in contact with Dan Meyer with regards to this. The committee will wait till they hear from Mr. Steele again.

Mr. Holthaus discussed the checklist that was developed for Mr. Ebert as an administrative tool. Mr. Ebert said that the last couple of permits he issued, everything was on there.

There was also a suggestion by Mr. Odette with having Mr. Ebert submit a list with the travelway permits. Mr. Odette felt that Mr. Ebert had the knowledge to handle them without bringing it to the committee. If there would be a problem then Mr. Ebert can bring it to the committee at that time. Mr. Holthaus said he'd put it on the agenda for next week along with the information of Mr. Ebert's activities for the week or month. Mrs. Planter had a suggestion that maybe Mr. Ebert should have a computer at work so he could enter this information as it came in. She would like to put it in the planning budget.

A member of the public questioned Sunset Bay Resort Condominiums with regards to that not requiring Town approval? Mr. Holthaus advised that the County already gave it approval.

A suggestion that the Planning and Zoning could meet twice a month instead of every Monday night. It was felt that once things get going this could be an option.

- 4.3 Discussion / Implementation of Long Range Planning & Zoning Considerations:  
Last week we got through to section six which is the end. This week there will be public notices going into the News Review which set the public hearing date on the proposed amendments to SG01-1 and also the Mobile Home/Manufactured Home Ordinance scheduled for July 8, 2002. The Mobile Home/Manufactured Home Ordinance is set for 5:00 p.m. and the other for 6:00 p.m. In the meantime, we will have the changes that were approved from the committee with input from the public over these past several months. We will then do the rewrite and then make copies and have them available the week before the public hearing. A discussion was had as to what the changes will be.

Mr. Ebert stated he did not make contact with the County on 5.03(2)b but will this week. This is regards to the septic system. A discussion was had with regards to this.

- 4.4 Policy Development Issues:

- 4.5 Committee Concerns:

- 4.6 Public Concerns: Fred Radtke announced that the County Board is having their first night meeting in over 25 years tomorrow at 5:30 p.m.

Bill Green thanked certain members of the committee and gave his concern about the future of this committee and their doings. There was a discussion about Mr. Green's comments and concerns with the public and the committee. For detailed transcript, please see counter number 710 on transcription tape.

- 4.7 Times and Date of Next Meeting: June 24, 2002

## 5. ADJOURNMENT:

**Town of St. Germain  
Planning & Zoning Committee Meeting  
June 17, 2002**

The Conditional User Permit Application meeting began at 6:40 p.m.. Application was from Jan Anderson to open a retail quilt give shop at her home at 8368 Big St. Germain Drive.

Mr. Holthaus advised the committee that the purpose of the hearing is to take public testimony in regards to the Conditional Use Permit application and whether or not there would be any impact on the neighborhood and especially those that own within 300 feet of the property. The notice did announce the public hearing and Mr. Ebert did send out notices to people within 300 feet in regards to the matter as well as it had been posted in the Vilas County News Review under class 2 direction. With that, I would open the public hearing for a Conditional Use Permit for testimony.

Jan Anderson stated that she has a huge house and wanted to turn a family room into a quilt studio/gift store, open a couple of day's week. There are seven resorts on the road, and she suspects to get a lot of foot traffic, and didn't know how much vehicle traffic she would get. She stated she has all these quilts and talent and no where to sell them.

Mr. Odette asked if she made these herself and she responded yes.

Mary Planter asked if she would be purchasing quilts to sell and she responded no.

Jan Anderson stated that she does plan on bringing in other things that compliment the quilts, like quilt stationery and maybe quilt dinnerware. Eighty percent of the store will be quilts that she makes.

Fred Radtke asked if she had done this before and if there were any problems at that time. Ms. Anderson stated that she had the business out of her home eight years ago and there were no problems at that time.

Mr. Odette questioned if she was at least a 100 feet off the road and she replied that the home was at least a 100 feet.

Mr. Holthaus asked if she intended to put up a sign and she responded yes. She said she is hoping to put up the old sign from the store on Highway 70 and that it was about 6 feet large.

Mrs. Planter questioned the exits for the driveway and Ms. Anderson stated they will be taking down some trees for the sign and this will expand the driveway area making it even more visible.

It was questioned if she would have to get insurance and Ms. Anderson replied that she was working on but was not going with until the committee approved her store.



Ms. Planter was concerned if this would be an unfair advantage to someone who has to have a business in town since this is residential, low density. She stated that there are some home businesses along Big St. Germain but not retail businesses. Ms. Anderson replied that they are resorts and supper clubs.

Mr. Holthaus advised the committee that they are questioning whether it should be a Conditional Use or can it be recognized and allowed as a home occupation. It was indicated that the opening hours would be limited, nobody knows what kinda traffic would be generated but certainly she is off the road. Mr. Holthaus stated he went out there today and doesn't appear to him that there would be problem with the traffic. Mr. Odette stated he was there today and couldn't see any problems either.

Mr. Holthaus suggested that having been there and reviewing the home occupation situation, he thinks he would lean more towards the home occupation and not require a Conditional Use Permit since it will be limited and since it is not expected to effect the neighbors. If the committee decides to go that route, we can simply dismiss the conditional use application and allow it under home occupation.

Mr. Santefort made a motion to dismiss the application for the Conditional Use Permit and allow it under home occupation with Mr. Odette seconding the motion. Motion unanimously carried.

Mr. Santefort made a motion to close the public hearing with Mr. Odette seconding the motion. Motion unanimously carried.

Meeting adjourned.