

**Town of St. Germain  
Planning & Zoning Committee Meeting  
August 12, 2002**

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

**AGENDA:**

- 1. ROLL CALL:** Ms. Platner, Mr. Holthaus, Mr. Santefort, Mr. Gern, Mr. Odette and six members of the public.
- 2. APPROVAL OF AGENDA:** Mr. Odette made a motion to approve the agenda as posted. Mr. Santefort seconded the motion. Motion unanimously carried.
- 3. APPROVAL OF MINUTES:** Mr. Holthaus stated that at the last meeting they were handed out the meeting minutes that were typed out to date except the ones that Mr. Green had. Mr. Gern made a motion to approve the past minutes and Mr. Holthaus seconded the motion with the addition of that the minutes were updated and filed with the Town Clerk. Motion unanimously carried. It was requested that the minutes be distributed prior to the meeting and Mr. Santefort will handle this. Mr. Holthaus stated that the current minutes can be approved at the next meeting and all members agreed.

**4. DISCUSSION / BUSINESS:**

*4.1 Chairmans Report / Communications:* Mr. Holthaus mentioned that he and Mr. Odette attended the Vilas County Planning and Zoning Committee meeting that was held on Thursday, August 8<sup>th</sup>. At that time the committee took up St. Germain's amendments. Mr. Neilsen excused himself from the proceeding due to the pending legal situations. They did pass the amendments unanimously and now we have to hear from Dawn Schmidt stating that they got a resolution together to move it up to the County Board meeting in August. That resolution was due the 9<sup>th</sup> and she did not think she could have it ready for that meeting and it would wait til the September 17<sup>th</sup> meeting at 5:30 p.m.

Ms. Platner attended the Vilas County Land Use Planning meeting which was held on the 5<sup>th</sup> and 6<sup>th</sup> of August. She stated that it was a well presented meeting and very informational. She discussed some key points that were addressed. She would like to get some of the overheads that John Williams presented at this meeting. She stated that there was a few that were very good and would like to show the committee because they were so invaluable.

Mr. Holthaus advised that he received a copy of the meeting notice and agenda for a joint meeting of the Vilas County Zoning and Planning Committee and the Land Use Planning Committee. They will meet on Monday, August 19<sup>th</sup> at 1:00 p.m. at the

Three Lakes Town Hall.

A member of the public asked who prepared the Land Use report and what was the intent. Ms. Platner advised that it was prepared by Foth and Van Dyke under a contract that was generated by a planning grant that was given to Vilas County. The intent is that eventually that by 2010, every county is supposed to have a land use plan and if they don't make up their own, the state will do it for them.

A member of the public asked if this was the same Van Dyke that did the Town of St. Germain and he was advised that it was.

Mr. Holthaus advised with regards to the Ahlborn land division up by Sayner, Eagle Landmark Surveying has submitted the plans. In reference to the St. Germain Ordinance, numbers were not current so we notified them and also advised them that they were a \$100 short on their fee. We did receive the check and a final copy of their plat with the correct number on it.

A member of the public addressed the committee and I could not understand his question regarding snowmobiling. Ms. Platner stated she could not answer her question. She did respond that it was a problem because there is only so much land that is available that it is not either publically owned or it is covered by lake and what you have left you have to use wisely.

4.2 Review / Action of Permit and Plan Submittals: Mr. Ebert approached the committee with two Travelway Permits. One is for Don Kossow on Lullaby Lane, he just had two trees that he had to remove and it's on level land. The second one is for Cliff Anthony, it is going to be in Birch Springs on Balsam Boulevard, he will need to remove one dead tree and it's on level land also. Both of these will have construction shortly. Mr. Holthaus stated to let the record show that the applications are accompanied by site drawings and that there is no interference with any septs or well. Mr. Gern made a motion to approve the permits as submitted and Mr. Santefort seconded the motion. Motion unanimously carried.

Mr. Holthaus questioned if the committee can delegate to Mr. Ebert to act on his own in approval of the Travelway Permits? The committee basically took the position that they could delegate this to Mr. Ebert to expedite travelway issues. If there are problems with them, he can come to the committee for review. The question was brought up that the ordinance itself does not allow for that kind of discretion. Mr. Odette would like to reread this ordinance to see if Mr. Ebert can do this on his own. Mr. Holthaus stated that under the general zoning code, under 1.66 to which he read. A discussion was had. After rereading it was stated that they had to be approved by the majority of the committee. Mr. Holthaus stated that it hasn't been a problem in the past with Mr. Ebert presenting them to the committee and it will continue this way.

A member of the public asked why the committee wants to change this? Mr. Odette stated that it was him who wanted to change this because Mr. Ebert knows what the restrictions are and if it is a standard Travelway Permit, instead of making the

people applying for the permit wait one to two weeks before it comes to committee, Mr. Ebert is more than knowledgeable to hand out these types of permits unless there is a major problem then he would bring it to the committee. We were trying to make it easier for the people to get the driveways in and so Mr. Ebert doesn't have to come to every meeting.

A member of the public questioned the hundred foot garage behind him, that Mr. Ebert was going to see the high part that was like a duplex, and it's wider than thirty two feet, and you thought it was supposed to be more towards the front where the buffer is. Mr. Ebert replied that he did not get to that. He then asked if he got a driveway permit and Mr. Ebert stated that it was coming off his existing driveway. Mr. Ebert stated that he cannot measure it because if the property is not marked he doesn't know the property lines.

Mr. Ebert also showed the committee a letter he will be sending out to the Realtors. This letter was composed in 1996 and sent at that time. The letter is in regards to the signs on the roads. Mr. Holthaus will ask Mr. Martens if there was a list back then and if he could send out a reminder on this.

Mr. Holthaus advised that they received a submittal from Favorite Surveying on behalf of Lake Content Resort to embark on a resort conversion condominium project. Attached are the original documents and a copy of their resort licence, maps, photographs, etc. The application had a check for \$32 attached. He stated that under the Land Division Ordinance the fees are \$25 for review plus \$1 for each lot. He asked the committee to take this information and review it and they will discuss it at the next scheduled meeting. It has been in the past that if there are any recreational facilities or equipment on the property that the town will waive any park fees.

Mr. Holthaus also mentioned that they received an application for the 4<sup>th</sup> amended plat of the Ed Gabes Lost Lake Condominiums. This also was accompanied by a check for \$59. A discussion was had with regards to this property.

4.3 Discussion / Implementation of Long Range Planning & Zoning Considerations: Proposed sign lighting ordinance discussion: Mr. Odette sent away for some copies of ordinances from other areas. He stated they are getting a lot of complaints on garbage old trailers, cars, boats filled with garbage, etc. He felt this was something the committee has to start looking into.

A member of the public spoke about a trailer that does not have the skirting on it after two years on Indian Trail. Mr. Holthaus advised him to get the information to Mr. Ebert so he can go out there.

Mr. Holthaus asked the committee what their desire was looking at this proposed sign ordinance, the light ordinance, etc. The committee said they would like more time and more information with regards to it before they make a discussion.

Ms. Platner distributed an informal survey to the committee. She sent this to other towns and asked for their current fees. The committee was most interested in the Conditional Use Permit. Mr. Ebert figured that each Conditional Use Permit costs about \$70 - \$100. This includes the mailings, newspaper ads, copies, etc. She stated that it could be reduced to \$150 and Mr. Santefort agreed with this. He felt that we will be having a lot coming in in the future. Ms. Platner felt that we were right in line with everyone else and even a little less in most cases. Mr. Ebert discussed the expenses with the committee. The committee agreed to \$150 and will be recommending this to the Town. Mr. Gern questioned the fee on the zoning map and questioned why it is so expensive. Mr. Ebert stated that it was more due to the fact if someone came in and changed their zoning then all the maps would have to be redone. A discussion was had with regards to the other fees with explanations with the public. Ms. Platner made a motion that they recommend that the Town Board reduce the Conditional Use Permit from it's present fee of \$250 to a revised fee of \$150. Mr. Gern seconded this motion. Motion unanimously carried. Mr. Ebert questioned if they could include the list of revisions that was approved by the committee before. It was decided that this was now going to be tabled until the next meeting. Ms. Platner withdrew her original motion and Mr. Gern seconded this withdraw. Motion unanimously carried. Mr. Holthaus will put this on the agenda for the next meeting.

DESKTOP

Ms. Platner presented four quotes for computer systems. She also stated that she talked with Tom Martens and he has a new laptop and it was questioned if the zoning administrator would do better with a laptop or regular computer. Ms. Platner thought a computer system would be the preferred. Mr. Ebert stated that he talked to Mr. Odette and feels that the laptop would be better. Mr. Odette questioned where the laptop would be kept? Ms. Platner felt Mr. Ebert's office would be the best place. Mr. Odette stated that they would then have to keep everything locked up. Mr. Odette stated that laptop can remain with Mr. Ebert at all times and would have access at all times. Mr. Ebert stated that the printer would have to be kept at a stationary place. Ms. Platner felt this would mean a all new price quotes. A discussion was had. Mr. Holthaus said he will bring it to the Town Board tonight. Ms. Platner said she will get back with new prices.

4.4 Policy Development Issues: No issues discussed.

4.5 Committee Concerns: Mr. Gern mentioned that Ms. Platner picked up at the Vilas County Land Use meeting a simple document with the land use classifications on zoning districts. He will make copies of this for hand-outs.

Mr. Holthaus discussed the Town of Arbor Vitae with the go-kart park situation. They would like the County to change the grid from a permitted use on outdoor amusement facilities to conditional use. During the last meeting the committee stated it was not their problem and they still felt the same. Mr. Gern felt that they were our neighbors and felt that we should be able to help them.

Mr. Odette discussed the Vilas County Planning and Zoning Committee meeting that was held on Thursday, August 8<sup>th</sup>. He wanted to thank Chip for removing himself from the decision on our amendments.

*4.6 Public Concerns:* Carol and Roger Scott spoke to the committee and this was not completely audible. The conversation was regarding the garage on the property next door without a buffer zone. A conversation was had within the members of the public and the committee.

*4.7 Times and Date of Next Meeting:* August 26, 2002

**5. ADJOURNMENT:** A motion was made to adjourn.