

**Town of St. Germain
Planning & Zoning Committee Meeting
August 26, 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. Gern, Mr. Holthaus, Mr. Odette and absent is Mr. Santefort. Seven members of the public were also in attendance.
- 2. APPROVAL OF AGENDA:** A motion was made by Mr. Odette to approve the agenda as posted and Mr. Gern seconded the motion. Ms. Platner stated that under 4.5 Committee Concerns that P.S.S. should be listed. Mr. Odette noted that the date on the agenda shows 08-19-02 and it should read 08-26-02. Motion unanimously carried with corrections.
- 3. APPROVAL OF MINUTES:** The minutes from the August 12, 2002 meeting were reviewed and corrections noted and corrected. A motion was made by Ms. Platner to accept the minutes with corrections. Mr. Gern seconded this motion. Motion unanimously carried. Mr. Gern questioned if the committee approved the July 15th and 29th meeting. Mr. Holthaus advised that they were approved.

4. DISCUSSION / BUSINESS:

4.1 Chairmans Report / Communications: Mr. Holthaus stated that Mr. Odette, Ms. Platner and himself attended the Vilas County Board meeting which had on the agenda to review the St. Germain Zoning Ordinances. A few weeks prior to this, the Vilas County Planning and Zoning had approved those amendments and had referred them to the County Board at which time they did approve those amendments. He advised that the next step is to get those amendments incorporated into the ordinance documents. They will be talking to Peggy about this in the future. He stated that he talked to Mr. O' Conner's office and told them that we would be doing it this way because she also has the documents on her computer. A final draft will be done, incorporating the amendments into the St. Germain ordinance and will be made available. In addition to this, they also are adding headings into the indexes and numbering the pages. The effective date of the ordinance will be August 20, 2002 and it was posted.

4.2 Review / Action of Permit and Plan Submittals: Mr. Ebert presented three Travelway Permits. The first one is for Chris and Ann Hewitt on Hemlock. They have it all marked out with a turn around. Mr. Ebert didn't see any problems with the way they have it. They will not need a culvert but several trees will have to come down. A discussion was had. Mr. Odette made a motion to approve the permit as submitted. Ms. Platner seconded this motion. Motion unanimously carried.

The second permit was for Dan Lauden on Hiawatha Circle, Lot #8. This only has hazel brush in there and no culvert will be needed. A discussion was had. Mr. Odette made a

motion to approve the permit as submitted. Ms. Platner seconded this motion. Motion unanimously carried.

The last one was on Shields Road for Gary Minch. Mr. Ebert stated that there was a slope on the property, enough that it may cause a problem. He felt that there was such a slope toward the road and also back to the north that unless they blacktop it or use recycled blacktop and have it compacted to keep it running out on the road there would be problem. He thought they might be able to dig a ditch so it doesn't run out on the road. Ms. Platner asked if the committee has the authority to make the owners do this? Mr. Holthaus stated that they have made them change the locations and have approved conditionally given the fact that some kind of trenching along the side to divert the water was established. He said they can't demand that they blacktop it. A discussion was had. Mr. Ebert will approve it conditionally so that the runoff will be diverted to avoid running across the Town road. A motion was made by Mr. Gern to approve the permit conditionally that there would be no runoff on or across Shields Road. Mr. Odette seconded this motion. Motion unanimously carried.

Mr. Ebert advised the committee that Tim Kruse has purchased the storage buildings behind Consoer's and he would like to add two more buildings. Mr. Ebert stated the ones that Dave Consoer proposed, were the size so he didn't have to have state approved plans. Mr. Kruse would like them 101 x 30 instead of 100 x 26. Mr. Consoer already had the approval for his original plan. Mr. Kruse wants to make sure that this increase in size doesn't affect the buffer zone to which it will not. Mr. Holthaus stated that it ^{NCT}would not take any action at this time because of prior submittal. When Mr. Kruse gets his plans, he can then submit them to Mr. Ebert for a permit.

Mr. Ebert stated that Robert Sauderbloom has an existing home on Moon Lake and would like to build a deck. Right now the deck would have to be 11' to meet the 75' high water mark. He would like to go 12'. Mr. Sauderbloom stated that there was a statute called the Gazebo Law which states that he can go ahead and build that without getting a variance. Ms. Platner said as long as it is not greater than 200 sq. ft. he can. The county says no because it is a deck and not a gazebo. Ms. Platner said that this is wrong. It can be anything as long as it doesn't have solid sides. Ms. Platner stated that this a state statue and it would have to be challenged. She said the county does not have the ability to reject this. A discussion was had. Mr. Holthaus stated that the committee cannot approve this if it would overstep county ordinances. Mr. Ebert will advise Mr. Sauderbloom that the committee will need to research this before the committee will give an approval or deny it.

Mr. Ebert advised that the person that was putting a roof on his single wide, he has found a double wide to put in instead. Mr. Ebert advised him that he has to supply pictures because it is a 1981 model, according to the ordinance.

1991

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8-26-02

It was questioned by Mr. Ebert if the committee received a letter from Brian Sherren from Kevin Lightner about the septic size and load for Tony Rabl's place? Mr. Holthaus stated he did not receive this. Mr. Lightner sent it to Mr. Sherren because it needed a signature because they are moving Mr. Rabl's old trailer out and putting a new double wide in there. The old trailer was on a two-bedroom system and the new trailer is a three bedroom and the state needs a verification. Mr. Holthaus will look into the location of the letter.

COULD PLAT
Mr. Favorite submitted the Lake Content Conversion papers, a copy of the resort license and other pertinent information regarding the sanitary requirements and so on. This is covered under the Land Division Ordinance under Resort/Condominiums Conversions. Mr. Holthaus questioned the number of units of nine that were listed under the license did not match. Mr. Favorite stated that it was a typographical error and that they were licensed at nine instead of the current number. Mr. Favorite said that he was told to have Mark Wallen make the correction because it is obvious that the cabins have been there for years with no additions. Also submitted were photographs of the recreational equipment that are presently on the resort site and in the past it has been customary to waive the park fees in lieu of the applicant having their own resort recreational facilities. Mr. Gern questioned the parking for unit #5 because it is next to unit #6's footprint instead of the common area. Mr. Favorite said that they wanted to keep it that way because it was done like that in the past, plus there was a well there. A discussion was had. Mr. Gern made a motion to approve the preliminary plat for the Lake Content Resort Condominium Conversion with the conditions that the revised license with the correct number of units be provided. Ms. Platner seconded this motion. Motion unanimously carried.

LOST LAKE CONDO OWNER'S
Mr. Folz approached the committee on behalf of Ed Gabes. Mr. Holthaus stated that he spoke with Karen today and she said that the submittal here today are an update of the exiting conditions. Mr. Folz said that this is the final plat, it contains no new units, all of the units were part of the original conversion, and the majority of them have had little minor changes throughout the years which have been done with permits. He stated that this is an attempt to bring the entire plat up to present day conditions and to include any extra porches or so forth that the owner's association have already permitted. Dave Kimball, organized this for the owner's association. Mr. Folz stated that is being presented as a final plat and that it is ready for recording as soon as they get the signatures from Vilas County. There will be a new declaration that Jack O'Brien is doing as an update of the previous one to reflect these minor changes. A discussion was had. Ms. Platner made a motion to approve the 4th amendment of the final plat for Ed Gabes Lost Lake Condominium and Mr. Gern seconded the motion. Mr. Odette would like to see the committee return their money. Ms. Platner amended her motion to include the return of the \$59. Mr. Gern seconded this amended motion. Motion unanimously carried.

4.3 Discussion / Implementation of Long Range Planning & Zoning Considerations: Mr.

Holthaus stated that the permit fee ordinance has been discussed in the past. The current Ordinance # SG94-1 is the last time it was revised. The discussion was to propose some changes to the ordinance and amend it. Handed out was the proposed zoning permit fee schedule showing what the old fees were and what the new proposed fees would be. A discussion was had with comments and additions and changes made. Mr. Odette made a motion to approve the zoning permit fee changes and recommend it to the Town Board. Mr. Gern seconded this motion. Motion unanimously carried. (See attached.)

Mr. Odette provided the committee with a handout regarding a Blight Ordinance from Burbank, Illinois. This is for information purposes only. There have been complaints about garbage, grass not being cut, old trailers, boats, cars with no license plates, etc. The committee was advised to review it and it will be discussed at the next meeting.

Mr. Holthaus distributed a copy of the Vilas County §VI pertaining to sanitation regulations. He stated that there have been some complaints with regards to people keeping garbage and disposing of it and this is detrimental to public health and safety and is going to eventually get rat infested. Mr. Holthaus and Mr. Ebert drove around today and had a list of people this would apply to. He stated the County already has an ordinance for this that they should direct those findings to them for investigation rather than us getting into a sanitary ordinance. Mr. Gern stated that items A through N don't include what we asked the Town residents about regarding unsightly stuff. We said vehicles, junk cars, etc. and this is not in the County ordinance. Mr. Odette read E which states vehicles, junk cars, etc. Mr. Gern read a question that was asked on the survey five years ago. "Aesthetics in the community is a figment issue, sighted earlier in the survey and by workshop participants is an important concern." Question #8 asks: Whether or not the Town should develop regulations to control several aesthetic nuisances such as: unsightly properties, junk in yards, vehicles or other items for sale or junk cars. He stated this question got the most positive response, 88.8% said yes. He stated if this ordinance can cover this, then we should let the people know in St. Germain that this County ordinance will cover this. Mr. Holthaus questioned what would be considered unsightly? Mr. Gern responded with A through N. He also wanted to know if we were supposed to notify the County with this list? Mr. Holthaus stated that the complaints have been coming to him, Mr. Ebert has been receiving calls as well as Mr. Odette. Mr. Odette stated that now that we know the County has this ordinance that we can forward the addresses to the County. A discussion was had. Mr. Odette mentioned H; that there was a complaint about a race track in a backyard. Dense smoke, noxious fumes, gas cinders, and unreasonable quantity or presence of any gas, vapors, fumes or smoke. He stated that he went by there once and the dust was across Highway 70. This should be covered in that ordinance and it should go to the County. Mr. Gern also stated the problems with the wood burners/furnaces in the winter time. Some people were stating that they couldn't see because of the smoke of unreasonable quantities.

Mr. Ebert stated because the people are heating their homes that the County probably won't do anything about it. A discussion was had. It was decided that the people should know about this County ordinance.

4.4 Policy Development Issues: With regards to the new computer system, Ms. Platner and Mr. Ebert will be going to the Vilas County Zoning office so they can see how they are using their system. Mr. Ebert stated that he did talk to Peggy and she said that there was a program that she can make a template of these items and he explained the process. It was also stated that the salesman that come by her ^{HAVE} all a small printer that will print one page at a time but it fits in the case with the laptop. Ms. Platner said that after their visit at the Zoning office that they would go to Silver Bay and talk to them about the desk top and laptop. Mr. Odette thought a laptop would be cheaper and easier to handle. Ms. Platner stated that it would probably take another two weeks for this. She also questioned if the Town was aware that they are working on this. Mr. Holthaus said there were aware of it, and they were leaning toward the laptop. The funding would come out of the planning fees that we charge.

4.5 Committee Concerns: Mr. Odette asked if we have heard anything on the car wash? Mr. Ebert stated that the permits were submitted and they will starting this fall. Mr. Odette questioned the DNR, holding tanks, registered hazardous waste hauler, etc. and if all this was in place. Mr. Ebert stated all permits were obtained.

Mr. Odette also questioned if Peggy would be able to come to the meetings and take the minutes in person versus the tape. Mr. Ebert stated that it would be the same price for either or. Mr. Odette stated that the minutes would be available faster this way.

Ms. Platner stated that she would like to get everyone a copy of the Arbor Vitae Sign Ordinance because everyone that she has talked to states that this is a very good ordinance. She was concerned about how they treated the grandfathered signs. Mr. Gern has it and will make copies for the committee. Mr. Odette stated the biggest concerns were the off premises billboards. A discussion was had.

Mr. Ebert questioned the fax/answering machine at the office and if they could purchase a new one. Mr. Holthaus told Mr. Ebert to purchase it and get the receipt to him.

4.6 Public Concerns: No public concerns were noted.

4.7 Times and Date of Next Meeting: September 9, 2002 at 5:00 p.m.

5. ADJOURNMENT: Mr. Odette made a motion to adjourn and Ms. Platner seconded the motion. Motion unanimously carried.