

**Town of St. Germain
Planning & Zoning Committee Meeting
May 12, 2003**

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

AGENDA:

1. **ROLL CALL:** Mr. Gern, Ms. Platner, Mr. Santefort, Mr. Holthaus, Mr. Ebert, and seven members of the public. Mr. Odette was absent.
2. **APPROVAL OF AGENDA:** A motion was made by Mr. Gern to approve the agenda as posted and Mr. Santefort seconded the motion. Motion unanimously carried.
3. **APPROVAL OF MINUTES:** A motion was made by Mr. Santefort to approve the minutes from the March 26, 2003 meeting with amendments. Ms. Platner seconded the motion. Motion unanimously carried.

A motion was made by Ms. Platner to defer the minutes from the April 28, 2003. Mr. Gern seconded the motion. Motion unanimously carried.

4. DISCUSSION / BUSINESS:

4.1 *Chairmans Report / Communications:* Jim Wendt, Lee Holthaus and Dick Gern attended the Land Use Planning Committee meeting on May 8, 2003 in the Town of Arbor Vitae. Mr. Holthaus will copy information received and give them to the committee. A vote of 3 to 2 to use the current County Zoning laws was passed at this meeting. The towns were to forward information to the County and they would take it into consideration on how they will proceed on zoning. They would only like 9 districts. Mr. Radtke explained the process and how it will evolve. A discussion was had.

A letter was received from Stu Foltz regarding the Drews property. The lot lines have been redone and Mr. Ebert will file this and/or give a copy to Mr. Martens to file.

4.2 *Review / Action of Permit & Plan Submittals:* Dwayne Benicke was present with regards to putting up a mini storage unit that would be 96 x 26 at 7820 Birchwood Drive. A letter was received from Vilas County with regards to this stating that the County has this zoned as a Recreation District and the County Ordinance would permit this. Mr. Holthaus suggested that we contact attorney Luceralli to find out how we can proceed with this. A variance will probably need to be filed. Mr. Ebert will find out tomorrow and contact Mr. Benicke. Mr. Ebert explained that James Kloehn, who owns a lot on Plum Creek Avenue, contacted his realtor with regards to the property being buildable or not. They faxed a letter from Wilderness Surveying that states the Town cannot make a lot unbuildable because the road cut the parcel in half. Mr. Holthaus felt more research would have to be done. Mr. Ebert wants confirmation that if Mr. Kloehn comes for a building permit that he can issue it. We need to find out if there is a tax bill for Parcel B. This would confirm that there was two parcels.

A letter from Custom Components was received with regards to the encroachment with the 140' that was disturbed. They have agreed that after the home is finished they will do their best to plant trees, shrubs, etc. A letter will be sent to Custom Components stating that we received the letter and attached a copy of the map stating that the line is straight across and not curved from the point for the 140'. Mr. Holthaus and Mr. Ebert will set up a time and meet Mr. Schiffmann out there and confirm the straight line vs. curved.

Members of the public were present with a problem at 2719 Cedar Avenue in Birch Springs Estates. Tom Kolenski took out a permit three years ago and the permit is only good for two years and the home is still not completed. There is also six electric bills stapled to his door. Complaints from the audience were presented as a fire hazard, eye sore, etc. Mr. Holthaus stated we will have to find tax records with a correct mailing address and then advise him of this noncompliance.

A complaint was made about a trailer on 8130 Rainbow Drive E, where the roof caved in. It is an older 40' trailer that is falling down. Mr. Ebert will contact Val and get an address and contact the owner.

SLIDE IN CAMPER
Ms. Platner stated that there is also a trailer on it's side on Old Highway 70.

Jim Kelsey was present on behalf of the subdivision that he would like to build behind his restaurant on Birchwood Drive. Ms. Platner questioned the buffer that would be needed and Mr. Gern stated that there would have to be and read it from our ordinance. Mr. Holthaus stated that in the past they have established a natural buffer of 40' that was untouched in incompatible districts. The County approved this preliminary plat for Mr. Kelsey last Wednesday. Mr. Holthaus asked if anybody saw anything that was not in compliance with the plat. Mr. Gern wants an insurance that their would be a buffer and was assured there would be. Mr. Kelsey stated there would be deed restrictions in this subdivision. Mr. Holthaus stated that there is nothing that would make this non-compliant. He would also like them to add a natural 40' buffer zone that would not be touched into the plat for recording purposes. Mr. Kelsey was in agreement with this. Mr. Kelsey will give a check for \$34 for a Plat Submittal Fee, and a park fee of \$100.00 per lot. Mr. Kelsey would like a credit of \$200 for previous subdivided lots that will be included in this new plat. A motion was made by Mr. Santefort to accept the preliminary plat with the 40' untouched buffer and associated fees. Mr. Gern seconded this motion. Motion unanimously carried.

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

Ms. Platner stated that they talked with the chamber with regards to the proposed sign ordinance. The chamber and committee would like 3 - 4 months to research this farther. Ms. Platner stated that they should allow the chamber to do the foot work to give us more information. She would like a firm date of September 12, 2003. We may then go back and take a new approach with all this information in hand. Ms. Platner will draft a letter, show the committee for approval, and then to the Chamber. Mr. Kelsey is the head of the committee for the chamber. They feel that there will be a major negative impact on 90% of the businesses. They would like the ordinance for as far as maintenance, etc.

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4.5 Committee Concerns: Mr. Gern stated that he had an impression that the Town Board wants to wait until the survey is done before they work on the sign ordinance. He feels that the committee could and should give input for the survey.

Mr. Gern questioned the Kelsey plat, he felt that the county approved St. Germain's zoning and didn't understand why he would have to go to the County. The Town can be more restrictive but not less. He was advised because part of the plat was less restrictive than the county, the county ordinance overrides the Town. The Town can be more restrictive not less.

Ms. Platner stated that she went to a couple of Vilas County Cup meetings and obtained one of their applications and passed it out for the committee's review. She also advised that the final public hearing for the Gazebo Bill ~~and it~~ was approved and goes through the next county meeting.

Mr. Ebert advised that Elmer's did get insurance and would not need a CUP for the property across the street.

4.6 Public Concerns: Mr. Radtke asked a question with regards to the sign ordinance and window signs. Mr. Green questioned why the Primetimers had a meeting on the proposed sign ordinance and was advised that it was for informational purposes only.

4.7 Times and Date of Next Meeting: June 9, 2003 at 5:00 p.m.

5. **ADJOURNMENT:** A motion was made to adjourn by Mr. Santefort and Mr. Gern s seconded the motion. Motion unanimously carried.