

St. Germain Planning & Zoning
June 23, 2003

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

AGENDA:

- 1. Roll Call.** Mr. Santefort, Mr. Holthaus, Mr. Odette, Ms. Platner, Mr. Ebert and three members of the public. Mr. Gern was absent.
- 2. Approval of Agenda:** It was noted by Mr. Holthaus that WERL and Vilas County News Review received a copy of the 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. Odette made a motion to defer the minutes from the last meeting until the next one. Ms. Platner seconded the motion. Motion unanimously carried.
- 4. Discussion / Business:**

4.1 Chairman Report / Communications: Mr. Holthaus received a phone call today and will have the person speak later on in the meeting.

4.2 Review / Action of Permits and Plan Submittals:

Mr. Ebert had one item that we do not issue permits for but the County does. It regards out-lot #12 on Big St. Germain Drive for Daniel Hahn. Mr. Hahn would like to put a boardwalk in and the County is questioning what setback we would require over there. The Hahn's are showing, according to the drawing, 3.5 feet or 4 feet off the blacktop. County said they could go 4 feet wide, not the 8 feet wide they wanted. Mr. Ebert needs to know what the committee is going to set for the setback? We don't issue permits for piers, stairs, etc. so we don't look at it like a structure. Mr. Ebert suggested more than 5 feet off of the blacktop due to plowing in the winter. Mr. Santefort questioned the setback for a deck and Mr. Ebert advised that it was 15 feet if it is attached. If it is a garage it only has to be 5 feet from the lot line. If it is off the town road then you have to go 75 feet. Mr. Odette felt 15 or 20 feet from the blacktop as long as they know that they are infringing on the easement. It was suggested that they put red granite from the road, 15 to 20 feet then begin the boardwalk, if, the county approves that. Mr. Holthaus suggested that is should be 15 feet off the edge of the payment with the idea that a 4 foot granite walkway between the edge of the road and the boardwalk. Mr. Ebert will advise the County of our suggestions and then advise the committee in the future.

Regarding the Louse property by the Bear's Den on Halberstadt between and Loos and Klotz, Mr. Holthaus advised that Mr. Klotz applied for a permit for a garage back in 2001 and submitted the application. He drew the location of the garage with respect to the road and house and driveway. He didn't show that there was an old easement that traveled across there that serviced the houses to the West. Ron Loos is one of the owners. If front of Loos, he couldn't get a driveway there because it is a wetland area. They are now in

court to move the garage. The county has taken the position that they are not going to proceed with any action either to remove or to rescind the original permit or to remove the garage to a different location until after the legal proceedings are done. In his letter to us, he ask that we rescind the permit for the garage. If the County is going to take the position that they are not going to do anything, than the Town should do the same thing. The permits were issued in good faith to Mr. Klotz. The town did issue two Travelway Permits and he was denied by the Core of Engineers. Late this spring Mr. Ebert met with them and Bee from the County, Jack Klotz and Mike Sealander, they were going to allow Ron to put a driveway on the West side of his property going around the high side of the wetland. The problem is now, whether he gets his driveway or not, there is still an easement right through there and he still wants to use it.

Mr. Holthaus also advised that there is piece of property south of Highway 70 and east of Border Creek Road, the land belongs to Thomas Pawlacyk, and he is apparently selling the parcel that is approximately 3 - 5 acres. It is currently zoned forestry and it requires 5 acre parcels. The question is whether or not it is a buildable lot if the party actually bought this piece of property. We can't answer that until Thomas Pawlacyk calls Mr. Ebert and advises the exact size of the parcel. His view on this is that the town road cut the property as it did on Plum Creek Avenue. There is no more existing property that Thomas Pawlacyk owns on that side of the road. In event that it is smaller than 5 acres, we would have to grandfather him in because we can't cause hardship. The person interested in this property is Joe Coffman.

Mr. Ebert submitted the Kelsey Final Plat for approval. It was discussed giving Mr. Kelsey a credit from the Park Fees due to an double payment of two lots. Mr. Odette made a motion to approve the Kelsey Final Plat of Barrington Pines and was seconded by Jim Santefort. Motion unanimously carried.

Mr. Paczesny was present with regards to 16 x 70, 1990 Marshfield Mobile Home. Mr. Paczensy described the home for the committee. Mr. Holthaus requested they bring in pictures and read the ordinance. Mr. Ebert explained all the permits and the process.

Dixon Conditional Use Permit Application. Mr. Dixon submitted an application for installing three duplex buildings and one quadplex along Highway 155 at the old Heart O' Woods property. It is currently zoned Residential Medium Density. Duplexes are a conditional use in this area. A check for \$150 was submitted with the application. Per Mr. Ebert, Mr. Dixon has to follow the county ordinance and the lots will be larger than an acre and a half. The property is just short of eight acres. July 1st and 8th of the Vilas County News Review will be dates for the notices to be published. The hearing will be July 14, 2003 at 5:00 p.m. with the Planning and Zoning meeting to follow which they will take action.

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

Nothing noted.

4.4 Policy Development Issues: Ms. Platner picked up a revised letter from the Chamber regarding the sign ordinance. The Chamber did a survey regarding the sign ordinance and it was voted that the survey was not be share it with the Town. It basically stated that their needed to be a meeting with everyone. Mr. Kelsey spoke and stated that the February's membership meeting, when the survey was handed out, did not get enough response. At this time, it was voted on not to give out the survey results until more responses came in. The other concern was that there is a lot of non chamber members with signs. The thought from the chamber was to do another survey, talk to more members, and get more information for the Town. Mr. Holthaus advised that the Town will be doing a follow up survey and that might be the time to address this concern. The letter also stated that their might be different regulations depending on location. A discussion was had. Ms. Platner would like to schedule a meeting for a future date.

4.5 Committee Concerns: Ms. Platner began a discussion on other towns blight ordinances. Ms. Platner offered copies to the committee. The main concern was who was going to enforce this.

4.6 Public Concerns: Nothing noted.

4.7 Time & Date of Next Meeting: July 7, 2003 at 5:00 p.m.

5. **Adjournment.** A motion was made by Mr. Santefort to adjourn the meeting at 6:10 p.m. Mr. Odette seconded this motion. Motion unanimously carried.