

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

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MINUTES SPECIALTOWN BOARD MEETING: AUGUST 30, 2005

The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

The chairman asked all present to rise to Pledge Allegiance to the Flag.

1. **Roll Call:** Jim Wendt, Ted Ritter, Peggy Nimz (came in late), Todd Wiese, Lee Christensen, Treasurer, Clerk, Tom Martens.
2. **Approval of Agenda:** Motion Ritter seconded Wiese that the agenda be approved in any order at the discretion of the chairman. Approved.

3. Communications:

3A. Chopin Real Estate Signs: Mr. Wendt mentioned a letter that he had received from Jack Chopin concerning some real estate for sale signs that had been removed by the town crew. It has been the town policy in the past that all for sale signs were to be placed on the property that was for sale. There is no written policy, however. The letter that has been sent out in the past was probably unenforceable. Mr. Wiese quotes Wis. Stat. 66.0429 stating that the town can remove signs from the town road right of way. Mr. Chopin claims, however, that the signs that were removed were not on the town road right of way. Mr. Wendt will contact Mr. Chopin.

4. Informational Items for Consideration:

4A. Ordinance ST-1 Amendment: Mr. Wendt noted that Ordinance ST-1 a Town Ordinance for Safety and Trespassing does not address hunting in subdivisions. Mr. Wendt has given the matter to the Planning & Zoning Committee. Mr. Wiese stated that the P & Z Committee had a lengthy discussion concerning hunting in subdivisions. The committee felt that it probably would be difficult to limit hunting in subdivisions. The committee felt that looking at lot lines and lot sizes would be better. The P & Z Committee will be discussing the ordinance again at a special workshop session on September 8, 2005 at 4:00 P.M.

4B. Red Brick Deliberations: Mr. Wendt moved this item to follow item #1 of the action items.

4C. Residential Rentals In Single Family Districts: Mr. Wiese noted that on September 6, 2005 at 9:00 A.M. at the Plum Lake Town Hall, the Vilas County Planning & Zoning Committee would conduct a public hearing concerning the discussion/action of a draft of a New Lakeshore Residential District or revising the current Single Family Residential District in order to allow weekly rentals. Since Mr. Wiese was not familiar with the history of the problem, he asked Mary Platner to explain it to the town board. Ms. Platner handed out a news release from Elizabeth Temple of the Wisconsin Department of Health and Family Services. In the news release, Ms. Temple stated that it was not the length of time that mattered. It was the type of tenant. If the tenant was transient, there would have to inspections, permits would have to be obtained, sales and room tax would have to be paid. The rental then becomes a business. Businesses are not allowed in the R-1 Districts. Per the St. Germain Zoning Ordinance, home

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rentals would be allowed in the Resort Residential District. The other districts, however, don't specifically exclude home rentals. If Vilas County should pass such a resolution, St. Germain's zoning ordinance would be more restrictive and would apply. It seems as though if Vilas County passes the resolution, weekly rentals would be allowed in all residential districts. Mr. Wendt stated that the county is asking input from the town board. Mr. Ritter suggested that the town reply by stating that whether or not Vilas County allows weekly rentals, St. Germain would not be affected. For that reason, the St. Germain town board does not take one side or the other. The rest of the town board was in agreement with Mr. Ritter. Mr. Wendt will write a letter to that effect to the Vilas County Zoning Administrator.

4D. Hiawatha Avenue Abandonment: There will be a special town board meeting held on Thursday, September 1, 2005 at 7:00 A.M. for the purpose of the town board deliberating upon and making a decision concerning the Hiawatha Avenue Abandonment.

5. Action Items (Approve, Disapprove, Table)

5A. Red Brick Addition Removal: Mr. Wendt had prepared a motion to authorize the demolition of the 1965 portion of the building at such an appropriate time as the town's facility needs are met. Mr. Christensen and Ms. Nimz both questioned such a motion since none of the costs are known. Mr. Ritter felt that the town board had made no decision, and that the motion was not necessary. Even though Mr. Ritter is in agreement that the addition should probably be removed, he would like to see what grants are available before making a decision. Mr. Wendt felt that the problem should be divided into three parts; the 1965 addition; the 1941 original building; and new construction. Mr. Christensen wanted the town board to make a commitment to the 1941 portion of the building.

Ms. Nimz stated that at the last meeting there was a concern about defaulting on a grant. Ms. Nimz also stated that since the last meeting, she had found out that if Red Brick Restoration, Inc. were to work on the restoration of the building they could be bonded to prevent a financial problem to the town. A Rural Development Grant for 35% was available, but Ms. Nimz stated that there were many other grants also available. Two professional grant writers would like to talk at the regular September town board meeting.

Mr. Wiese would like to get the costs for both a Community Center addition for office space as well as a quote for the demolition of the 1965 portion of the building. Mr. Wendt stated that he had asked Foth & Van Dyke about doing a study. They said that it would cost between \$2,800 and \$3,300. The board felt that bids would not be necessary for that dollar amount.

Motion Nimz seconded Ritter that the Red Brick Addition Removal be tabled at this time.
Approved.

Motion Wiese seconded Nimz that the town board hire Foth & Van Dyke to do a feasibility study for an addition to the Community Center for office space, meeting rooms, storage rooms, and whatever other needs come up at a cost not to exceed \$4,000. Approved. Ms. Nimz asked that the money be taken from the Community Center Rental Account. The board would like the study to be done as soon as possible.

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4B. Red Brick Deliberations moved from informational item #2: There was no further discussion other than that the grant writers will be placed on the September 12, 2005 town board meeting agenda. Mr. Wendt stated that they will be given as much time as necessary

6. Citizens Concerns:

6A. Ellyn Allen: Ms. Allen stated that the 1965 basement could be used as a storm shelter. She also noted that the 1965 portion of the building was being used for meetings and storage.

6B. Red Brick Sale for \$1: A man asked what had happened to the suggestion of selling the building to Red Brick Restoration, Inc. for \$1. Mr. Wendt stated that the selling of property portion of Village Powers had been taken away from the town board. The sale was still being considered, however.

6. Board Concerns:

6A. Community Center Clutter: Ms. Nimz stated that the Community Center was becoming very cluttered with items that appear to not be used. She would like to put a notice in the paper instructing all town organizations to claim what they want. What is not claimed will be thrown away. The board gave its approval.

6B. Ordinance Numbering System: Mr. Wiese would like to have a uniform numbering system for the town ordinances. The matter will be placed on the agenda for the September meeting.

6C. Recycling Employee Day Off: Mr. Wiese noted that when John Shay wants a day off, there is nobody to take his place. This matter will also be placed on the September agenda.

6D. Loan Timetable: Mr. Christensen asked that a timetable be set for the town borrowing. Mr. Wendt stated that it would be looked into once the fire numbering bid is approved.

6E. Foth & Van Dyke Motion: The clerk asked if the town board would consider changing the Foth & Van Dyke motion to say something about the most cost effective location for the town offices, etc. rather than just considering an addition to the Community Center. Mr. Wendt stated that the motion was open enough that all avenues would be considered.

6F. Public Works Residency: Mr. Ritter asked that residency requirements for public works employees be placed on the agenda for the September meeting.

- 7. Adjournment:** Motion Wiese seconded Nimz that the meeting be adjourned. Approved. Meeting adjourned 7:45 p.m. The next special town board meeting will be Thursday, September 1, 2005 at 7:00 A.M. in the boardroom of the Red Brick Schoolhouse. The next regular town board meeting will be held on Monday, September 12, 2005 at 7:00 P.M. in the Red Brick Schoolhouse.

Town Clerk

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Chairman

Supervisor

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