

TOWN OF ST. GERMAIN

OFFICE OF THE TOWN CHAIRMAN

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES CHRIS MARION REZONE REQUEST PUBLIC HEARING: March 14, 2016

NOTICE TOWN OF ST. GERMAIN

PLEASE TAKE NOTICE, that the Town Board of the Town of St. Germain will conduct a public hearing on Monday, March 14, 2016 at 5:30 P.M. in the St. Germain Community Center pursuant to Section 1.65 of the Town of St. Germain Zoning Ordinance, to consider a request from Chris Marion for a Zoning District Map Amendment for a single parcel of privately held land zoned in the Residential Low Density District. The request is for a Zoning District Map Amendment for the Northwoods Storage of St. Germain LLC property in Section 36, T40N, R8E; tax parcel 24-2520. The Zoning District Map Amendment would change the property to be zoned in the Community Highway Business District. The town board intends to make a decision at the regular monthly town board meeting to be held immediately following the public hearing.

CERTIFICATION: I, Thomas E. Martens, Town Clerk, Town of St. Germain, Vilas County, Wisconsin do hereby certify that I have posted the notice in three public places (St. Germain Sentry Foods, St. Germain Community Center, St. Germain Post Office) on Wednesday, March 2, 2016 and have sent certified letters to the following property owners:

Dated this 2nd day of March 2016.

Thomas E. Martens
Town Clerk

Town Board Members Present: Tom Christensen, Doug Olson, Jim Swenson, John Vojta, Marv Anderson, Marion Janssen, Town Treasurer and Tom Martens, Town Clerk. There were also 19 other people in attendance.

Mr. Christensen opened the hearing at 5:30 P.M. He opened the floor to comments.

Chris Marion introduced Bob Merz from ReMax Property Pros. Mr. Merz noted that section 1.35 of the town's zoning ordinance defined the community and highway business district as being a large parcel of land on a highway. Both of which are the case with Mr. Marion's property. Mr. Merz also noted that the property was zoned as general business under the Vilas County Zoning Ordinance. Mr. Merz also asked that the town incorporate its zoning map into the county zoning website so that realtors and potential buyers know that St. Germain has its own zoning.

Nick Wick stated that he bought his home, immediately adjacent to Mr. Marion's property five or six years ago under the impression that the area was a residential area. He is against Mr. Marion's storage units.

Bob Merz also noted that the town ordinance requires a buffer zone between a residential property and a commercial property.

Chris Marion stated that after the September 23, 2015 hearing, he talked to Mr. Wick. Mr. Wick told him at that time that when he purchased his property, he thought that the property that Mr. Marion had purchased was a commercial property.

Nick Wick stated that Mr. Marion had been coming to his house quite often since the last hearing and that he had become very frustrated by all of the visits.

Michelle Nelson stated that she was in favor of the zoning change, but that she would not be in favor of a tavern or something like that being built on the property.

John Vojta presented an old zoning map which showed the zoning of the parcel to be general business. Zoning Administrator, Tim Ebert had given Mr. Vojta the map.

Eric Santefort stated that the property was zoned general when his family owned it several years ago.

Nancy Schneider was concerned about any extra traffic since the snowmobile trail, and bike & hike trail crossed STH70 at the intersection of Old Hwy. 70. She also noted that there had already been several accidents at that corner. Ms. Schneider added that it would affect peoples' lives. People would be entering and leaving Mr. Marion's driveway right by the stop sign.

Ted Ritter asked if the access would be off of STH70 or Old Hwy. 70. He stated that other community and highway business properties had access off of STH70. Mr. Marion showed Mr. Ritter a map showing that there were other commercial properties that had access from a town road and not a state highway.

Barb Eglund stated that she and her husband were against the storage buildings. They owned the property adjacent to Mr. Marion's property to the east.

Tom Martens noted that the old map that Mr. Ebert had given to Mr. Vojta showed the entire area as being zoned general business. When the zoning map was changed in 2001, Mr. Marion's parcel was not the only one that had been changed. The entire area had been changed. Mr. Martens doubted that the residential low-density classification had been a mistake.

Bill Bates stated that Mr. Ebert thought that the current zoning was a clerical error. Mr. Christensen read a letter from Tim Ebert stating that he thought that there had been an error.

John Vojta added that Mr. Marion would still need a conditional use permit for his storage buildings. He also asked Mr. Marion if he would put a deed restriction on the property stating that it could be used for no other business than storage buildings.

Chris Marion said that he would put a deed restriction on the property.

Tom Marion wanted to know what the problem was since the property had already been zoned as general business in the past.

Denise Goldsworthy stated that the storage buildings would add value to the tax roll.

Tom Wick asked if the other lots that had been zoned as residential low-density in 2001 would also be rezoned as community highway business.

Chris Marion stated that he had already taken down an old garage and cleaned up the property. He wants to provide a service to the people in the area and add value to the property.

Since there were no other comments, Mr. Christensen closed the public hearing at 6:15 P.M.

Town Clerk