

# TOWN OF ST. GERMAIN

OFFICE OF THE TOWN CHAIRMAN

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ST. GERMAIN, WISCONSIN 54558

[www.townofstgermain.org](http://www.townofstgermain.org)

## MINUTES PUBLIC HEARING: CUP APPLICATION NORTHWOODS STORAGE OF ST. GERMAIN, CHRIS MARION, AGENT: MAY 12, 2016

### NOTICE TOWN OF ST. GERMAIN PUBLIC HEARING FOR CONDITIONAL USE PERMIT REQUEST

PLEASE TAKE NOTICE, that the Town Board of the Town of St. Germain will conduct a public hearing on Thursday, May 12, 2016 at 6:00 P.M. in the St. Germain Community Center pursuant to Section 1.35(3)(g) of the Town of St. Germain Zoning Ordinance, to consider a request from Northwoods Storage of St. Germain, LLC, Chris Marion, agent for a conditional use permit. The request is for a conditional use permit to construct mini-storage buildings at 1030 Old Hwy. 70, SE1/4 SE1/4 Sec. 36, T40N, R8E, computer #24-2520. Construction of the first building would this spring/summer with additional buildings to be built as needed.

#### CERTIFICATION

The undersigned, Thomas E. Martens, Certifies as follows: (1) that he is the Clerk of the Town of St. Germain, (2) that this notice was published in the Vilas County News Review on the 4th day of May 2016 and on the 11th day of May 2016, and (3) the notices were deposited postage paid by U.S. Mail to property owners within 300 feet of Northwoods Storage of St. Germain's property.

Thomas E. Martens  
Town Clerk

**Dated this 4th day of May 2016.**

**P & Z Committee Members present:** Ted Ritter, Marion Janssen, Doug Olson, Gerald Hensen, Tim Faesi. Also in attendance, Tom Martens, town clerk, Chris Marion, Mary Wick, Nick Wick, Jim Merrill, Wally Geist, and Jim Swenson.

**Ted Ritter:** Mr. Ritter noted that Chris Marion had purchased parcel tax ID #24-2520 located on the corner of Old Hwy. 70 and STH70 understanding that it was zoned commercial. The Vilas County Zoning was commercial, but the Town of St. Germain Zoning was residential low density. Mr. Marion applied for a rezone of the property. His first request was denied. After a public hearing on his second request, Mr. Marion's property was rezoned as Community Highway Business. Mr. Marion plans on constructing three mini storage buildings on the property. Mini storage buildings are a conditional use in the Community Highway Business district. The Planning & Zoning Committee will listen to comments at this public hearing. Immediately following the public hearing, the Planning & Zoning Committee convene to deny, or approve the application, with or without conditions.

**Mary Wick:** Ms. Wick noted that she was representing her son, Nicholas. Mr. Wick had purchased the property thinking that the neighboring property was zoned residential. He has been against the mini storage facility from the beginning. Ms. Wick stated that her son was concerned about the additional traffic and his privacy. Ms. Wick wanted to know if Mr. Marion would be limiting any other business that might be conducted out of the storage buildings. She was concerned about lights shining into Mr. Wick's home. Ms. Wick thought that there should at least be a 60' buffer between the mini storage buildings and Mr. Wick's property. Ms. Wick also noted that Mr. Marion's property surrounds Mr. Wick's property on two sides. Mr. Marion has already cut down most of the trees on the south side of Mr. Wick's property. She was concerned that he would be cutting down the trees on the east side of Mr. Wick's property. Ms. Wick asked that there be a six foot privacy fence in addition to trees. Ms. Wick was also concerned about the elevation of Mr. Marion's property compared to her son's. She thought that there would be drainage issues. Ms. Wick also thought that there would need to be a silt fence protecting the lowland to the east from runoff.

**Jim Merrill:** Mr. Merrill said that he had no objections to the mini storage units.

**Chris Marion:** Mr. Marion stated that he lived at 1585 Shields Road. He had purchased the property thinking that it was zoned commercial. It has now been rezoned. Mr. Marion said that he would not be cutting down any more trees to the east of Mr. Wick's property. Mr. Marion stated that the mini storage units would be low impact. There would not be heavy traffic. Mr. Marion also added that most of the accidents that had occurred at the intersection were with vehicles that had been traveling north on Oneida County Hwy. O, missing the stop sign on STH70. Mr. Marion also said that any security lighting would be directed towards his property and not towards Mr. Wick's property. Mr. Marion presented a petition signed by 15 residents of St. Germain stating that they had no objections to the mini storage units and that they would add value to the town's tax base.

**Mary Wick:** Ms. Wick asked if there would be gutters on building #3. She was worried about erosion towards Mr. Wick's property. Ms. Wick also wanted to know what kind of driveway would it be. Would it be blacktopped?

**Chris Marion:** Mr. Marion said that the water drainage would be towards the center of his property and then towards the lowland to the east.

**Ted Ritter:** Mr. Ritter noted for the record that he had received the petition from Mr. Marion. He also noted that he had received a phone call from Eric Santefort in favor of the mini storage units.

With no further questions or comments, Mr. Ritter closed the public hearing at 6:23 P.M.

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Town Clerk