

TOWN OF ST. GERMAIN
P. O. BOX 7
ST. GERMAIN, WI 54558
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Minutes, Zoning Committee - April 23, 2019

1. **Call to order:** Chairman Ritter called meeting to order at 6:30pm
2. **Roll call, establish a quorum:**
Committee members present: Cooper, Hensen, Strom, Schell, Ritter, Ebert
Also present: Jeff Sievert, Tom Schepp
3. **Convene public hearing to take comments on a Conditional Use Permit application by Mr. Jeff Sievert to construct mini-storage buildings on Vilas County land parcel 24-50, Highway 70W, St. Germain:**
 - a. Ritter confirmed that all public notice requirements had been met including newspaper notices, town postings and letters to owners of all land parcels within 300 feet of the proposed project.
 - b. Ritter advised that the Town Clerk had not informed him of any letters received.
 - c. Ritter confirmed that no Committee members had received any written comments.
 - d. Cooper shared that he had received one phone call from Mr. Jim Lenz raising two concerns with the proposed project:
 - i. Some sort of buffer should be required so that golfers wouldn't see the storage buildings from the golf course.
 - ii. These storage buildings have the potential of creating short-cut snowmobile traffic across the golf course.
 - e. Ritter called for public comments from the floor, there were none
4. **Adjourn public hearing:** Hearing was closed at 6:36pm
5. **Committee deliberation and disposition of above Conditional Use Permit application:**
Committee members asked Mr. Sievert specific questions about his proposed project. All were answered to the satisfaction of the Committee. It was found by the Committee that all six standards for issuance of a Conditional Use Permit were satisfied. Five specific conditions were suggested for the permit, all of which were agreed to by Mr. Sievert. Motion Cooper, Second Schell to approve the Findings of Fact and Order and Determination as discussed by the Committee. Motion passed by unanimous voice vote.
6. **Adjourn:** There being no other business on the agenda, the meeting was declared adjourned by Ritter at 7:05pm.

Town of St. Germain Zoning Committee
Decision of Conditional Use Permit Application

Applicant: Jeff Sievert

Application date: 03/21/2019

Public hearing date: 04/23/2019

Findings of Fact

Having heard testimony and considered the evidence presented, the Zoning Committee finds the following:

1. The applicant is the owner/agent of the following described property which is the subject of the Conditional Use Permit application:

Vilas County land parcel number 24-50, Hwy 70W, St. Germain
owned by Timber Restaurants LLC, Jeff Sievert, Agent

2. The property is presently used for
Property is presently undeveloped and unused.

3. The applicant proposes

to construct three mini-storage buildings with dimensions of 45 feet by 166 feet and three mini-storage buildings with dimensions of 45 feet by 155 feet, each building containing individual private rental storage stalls, in the Community & Highway Business zoning district.

4. The standards for issuance of a Conditional Use Permit are:

- The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
- The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- Adequate utilities, access roads, drainage, buffer areas and landscaping and other necessary site improvements have been or will be provided.
- Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets
- The conditional use shall conform to all applicable regulations of the district in which it is located

Order and Determination

On the basis of the findings of fact, conclusions of law, and the record in this matter, the Town of St. Germain Zoning Committee orders the requested Conditional Use Permit is hereby:

Denied (see explanation below)

Granted subject to the following conditions:

1. No outside storage by either the owner or renters of the individual storage units is permitted.
2. No on-site sales or outdoor displaying of items for sale is permitted.
3. All exterior lighting shall be directed downward.
4. A natural vegetative buffer along the east property line shall be maintained to a minimum depth of 15 feet.
5. All details provided in the applicant's site plan accompanying this permit application must be adhered to.

Dated: April 23, 2019

Ted Ritter

Chair, Zoning Committee