

TOWN OF ST. GERMAIN  
P. O. BOX 7  
ST. GERMAIN, WI 54558  
[www.townofstgermain.org](http://www.townofstgermain.org)

Minutes, Zoning Committee – May 02, 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: Tom Schepp
3. **Convene public hearing to take comments on a Conditional Use Permit application by Mr. Tom Schepp (dba Select Storage 51 LLC) to construct mini-storage buildings on Vilas County land parcels 24-1321 and 24-1328 on Highway 155, St. Germain:** Hearing was convened at 6:31.
  - 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 received letters from Dennis and Sue Hanson and from Phillip and Roberta Hams but no others. Ritter read both of those letters.
  - c. Ritter called for public comments from the floor, there were none.
4. **Adjourn public hearing:** Hearing was closed at 6:35pm
5. **Committee deliberation and disposition of above Conditional Use Permit application:** Mr. Schepp informed the Committee that while having his property surveyed it was determined that the owner of parcel 24-1435 has encroached on Mr. Schepp's property with a large fenced dog enclosure within which all vegetation has been eliminated and with a portion of a shed. Mr. Schepp will be addressing that encroachment with that land owner as soon as survey stakes delineating the property line are placed.  
Topics discussed by the Committee:
  - a. Buffer along property line abutting a residential zoning district: Consensus was achieved rather quickly that the existing natural vegetative buffer must be preserved and protected to a depth of no less than 20 feet wherever the property abuts residential zoned properties:
  - b. Buffer along property line abutting a commercial zoning district: This topic was debated at great length during which Mr. Schepp's comments were welcomed and considered.
  - c. Ritter then lead the Committee through a draft Findings of Facts, Order and Determination and proposed conditions. Motion Hensen, Second Cooper to approve the Findings, the Order and the Conditions. Discussion of the motion

reverted to more debate of whether a condition should be included pertaining to a buffer along the abutting properties in the commercial zoning district. When the question was eventually called, the motion as presented passed unanimously.

6. **Adjourn:** There being no other business on the agenda, the meeting was declared adjourned by Ritter at 8:32pm.

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

**Applicant:** Thomas Schepp d.b.a. Select Storage 51 LLC

**Application date:** 03-15-2019

**Public hearing date:** 05-02-2019

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 parcel numbers 24-1321 & 24-1328, Highway 155, T40/8E/27

2. The property is presently used for:

Vacant

3. The applicant proposes:

To construct five mini-storage buildings consisting of 26 storage units per building 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 site owner or storage unit renters is permitted.
2. No on site sales or displaying of items for sale are permitted.
3. All exterior lighting shall be directed downward.
4. All site development details provided in the site plan accompanying the Conditional Use Permit application must be adhered to.
5. Preservation and protection of the existing 20 feet deep natural vegetative buffer along property lines abutting any properties in a residential zoning district is required.
6. The Town Zoning Permit will not be issued until the Zoning Administrator has received confirmation from Vilas County that land parcels 24-1321 and 24-1328 have been conjoined. Combining the parcels is necessary to prevent violating lot line setback provisions of the Zoning Ordinance by constructing buildings over lot lines.

Dated: May 2, 2019

*Ted Ritter*

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Chair, Zoning Committee