

Town of St. Germain
Planning & Zoning Committee Meeting
July 15, 2002

It was noted this meeting was posted in accordance with public meetings laws, State of Wisconsin Statutes.

AGENDA:

1. **ROLL CALL:** Mrs. Platner, Mr. Gern, Mr. Holthaus and Mr. Odette. Absent is Mr. Santefort.
2. **APPROVAL OF AGENDA:** Mr. Odette made a motion to approve the agenda as posted and Mr. Gern seconded this motion. Motion unanimously carried.
3. **APPROVAL OF MINUTES:** Mr. Gern made a motion to table the minutes of the previous meeting and Mr. Odette seconded this motion. Motion unanimously carried. Mr. Odette handed out previous minutes and the Committee was advised to read them and if they found any errors or needed corrections to bring them back to the next meeting. Mr. Holthaus also advised them that the minutes would be given to Tom Martens so the Town had a copy.

4. DISCUSSION / BUSINESS:

4.1 Chairmans Report / Communications: Mr. Holthaus advised the Committee that the Town Board did adopt both the Mobile Home/Manufactured Home Ordinances and will have a second reading on that whenever Brian can put it together. Once that is done it will then become the law for St. Germain. Mr. Gern questioned the second reading and Mr. Holthaus advised that, by law, there has to be a second reading and then it has to be posted. Mr. Holthaus also advised that SG01-1 is at the County today. Martha Milenowski, Corporate Council for Vilas County and Dawn Schmidt, zoning administrator, received copies of SG01-1. The objective is to get on the schedule for the August meetings.

4.2 Review / Action of Permit and Plan Submittals: Mr. Ebert advised that Aaron Thorne will be building a garage on his property in Timbergate on Timber Drive. There is no house on the property at the present. Mrs. Platner questioned the ruling for culverts and Mr. Ebert advised her that property with a ditch line would require a culvert. A discussion was had. Mr. Holthaus approved the application for the garage and Mr. Odette seconded the motion. Motion unanimously carried.

Kathy Sherry from Eliason Realty contacted Mr. Ebert because someone had made an offer on a lot on Little St. Germain Lake off of Halberstadt. He was asked to find out if it was a buildable lot and he advised that it does follow our requirements.

Jeff Brand called and they are going to put 160 square walk on it and Mr. Ebert will be returning his check.

Mr. Holthaus received a letter from Paul E. Petterson, an attorney from Elm Grove, Wisconsin, representing Ron Loos next to Klotz's. The letter was about Mr. Klotz having a permit to build a garage and supposedly it is over the easement. Mr. Ebert stated that he does not understand that because they gave Mr. Loos a permit for a travelway so he could build new driveway on the south lot line of his. Mr. Holthaus said that we have no jurisdictions over easements and that has to be handled between the two property owners. Mr. Ebert advised that about three years ago we gave him a Travelway Permit. Then he went to the County, the County said no because that was low land area and you can't fill it, which then stopped him from doing anything. He called back again this year, we gave him another Travelway Permit, because now the core engineer said the laws have changed and they can fill it in. Mr. Holthaus stated again that this is between the two property owners. A discussion was had.

4.3 Discussion / Implementation of Long Range Planning & Zoning Considerations: Ms. Platner was working on a spreadsheet for the permit fee schedule. A discussion was had. She has received all the information she needs and will complete the spreadsheet and will hand them out at that time.

4.4 Policy Development Issues: Mr. Odette felt that Mr. Ebert can handle the Travelway Permits without bring them to the Zoning Committee. This would also go with any other permit he issues. If he has a problem he can bring it to the Committee at that time. He would like to see a computer purchased for the permits and then he can print out a report monthly and the Committee can review them on their time. A discussion was had. They will bring the concern of the computer to the Town Board. Ms. Platner felt they should go into the Board meeting with all the numbers and programs they need. Mr. Odette made a motion that Mr. Ebert administrate his permits and only give a permit once a month. Ms. Platner seconded the motion. Motion unanimously carried.

Mr. Holthaus mentioned that at a past meeting it was noted that the Committee would like to meet every other week versus weekly. He would like to see this begin as soon as possible. It was suggested that they meet the 2nd and 4th Monday of the month. This does not include any special meeting that would have to be called.

4.5 Committee Concerns: Mr. Gern was concerned about the Sign Ordinance. He felt that we should either act on it or dispose of it. A discussion was had. Mr. Gern would like to see something done with the off-premises signs only. Mr. Holthaus advised he will put it on the agenda for July 29, 2002. At that time the committee will make an outline as to how we are going to approach it and go from there.

Mr. Odette commented on the weeds on Little St. Germain Lake and how bad they are. He heard that it might be in Big St. Germain Lake also. He understands that this isn't a zoning committee but there are certain people that are saying we are restricting building on water homes and new resorts. We believes that there are more important problems in this Town, for one we are not restricting or stopping new development, we just want to review it. He feels that the lakes are what make this Town and if these lakes get this weed, this Town is done. Mr. Gern questioned if the Committee

sees the day when the Town will have to purchase a groomer for cutting the weeds. Mr. Odette said that wouldn't help this particular problem. We are stocking these lakes through the help of the Town, the Chamber, the Wildlife Club and the Lakes Associations and it won't do any good to continue this with the weeds in the lakes because they are killing everything in it. Mr. Odette wanted to make sure that the Board was aware of this and a discussion was had. Mr. Gern questioned if the Town should establish an environmental committee that watches this and makes recommendations and fight to the state? Mr. Holthaus stated that Little St. Germain Lake has been using this person that specializes in weed cutting and he could provide a monitoring service for the lakes within the Town of St. Germain.

Mr. Ebert mention that for the first six months he has only issued 66 zoning permits and tonight was number 13 for the driveways. He also stated that on Blue Island Road has been resurfaced it and they put blacktop curbing up and thought it might be of interest to the Committee. A discussion was had.

4.6 Public Concerns: Mike Zainer questioned if there was any restrictions on to the way signs will be lit? He would like to see "down" lighting versus "up" lighting put in the ordinance. Mr. Holthaus said that he would put it on the agenda for the July 29, 2002 meeting to develop an outline as to how we want to proceed with this.

4.7 Times and Date of Next Meeting: July 29, 2002 at 5:00 p.m.

5. **ADJOURNMENT:** Mr. Gern made a motion to adjourn and Mr. Odette seconded the motion. Motion unanimously carried.