

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

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MINUTES CONDITIONAL USE PERMIT HEARING CAMP'S SUPERVALU PROPERTY: JULY 14, 2005

Meeting Type: This was a public hearing for a conditional use permit conducted by the Planning & Zoning Committee. The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law.

- 1. Call to Order:** chairman, Todd Wiese at 7:00 P.M, called the hearing to order.
- 2. Roll Call:** Todd Wiese, Marion Janssen, Mary Platner, Lee Holthaus, Ted Ritter, Tom Marten. Bruce & David Weber and one other interested person were also in attendance.
- 3. Published Notice:** Mr. Wiese read through the notice that had been published in the Vilas County News Review: PLEASE TAKE NOTICE, that the Planning & Zoning Committee of the Town of St. Germain will conduct a public hearing on Thursday, July 14, 2005 at 7:00 P.M. in the Community Center pursuant to Section 1.36 (3), (K) of the Town of St. Germain Zoning Ordinance, to consider a request for a conditional use permit for Camp's Supervalu Foods. The request is for a Conditional Use Permit to construct a retail business over 10,000 square feet in area on their property located in Section 34 of the Town of St. Germain.

Dated this 28th day of June 2005.

Thomas E. Martens

Town Clerk

- 4. Questions and Comments:** Mr. Wiese asked for comments from the floor and the committee.
Bruce Weber stated that they planned on building a 27,000 square foot grocery store. The committee pretty much already knew all of the facts.

Mr. Wiese asked about the proposed gas pumps on the site map. Mr. Weber stated that the gas pumps would possibly be installed in one or two years. The store would be called Big Saint Express Mart.

Mr. Ritter asked about the fire sprinkler system. Mr. Weber stated that they had decided to put a 40,000 to 50,000 gallon tank under the store. It would be like a reinforced basement swimming pool. When the town goes to a city water and sewer system, the tank would become a basement. Mr. Weber also stated that the engineering borings had shown that the ground was mostly gravel and sand. Therefore, a dry well system could be used for the runoff. The water from the parking lot would drain into the drainage system for Hwy. 70. If that ever became

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a problem, the Weber's own the land behind the store that leads into a low area where the water could drain. The DNR is aware of that possibility.

Mr. Wiese asked how the back of the store would be kept. David Weber stated that the store would have an eight yard dumpster attached to the store. There would be a compacting system that will compact 24 yards of garbage into eight yards. There will not be any dumpsters sitting around behind the store. The used pallets have to be sent back also. A wall on the side of the loading ramp will hide the compacting system.

Ms. Platner asked about the parking. David Weber stated that the parking had been laid out on a computer. There will be ample space for backing up. It will not be congested as it is in front of the present store.

Ms. Platner also asked about signs. Mr. Weber stated that they had not yet looked at signs. David Weber said that they were also very concerned about the appearance of the building both inside and out.

Mr. Weber stated that if the gas pumps became a problem, they could be removed from the plan. David Weber stated that they possibly would not be installed until well into the future, or possibly not at all. Mr. Holthaus stated that the Webbers should apply for the gas pumps now. Mr. Wiese said that they would be included as long as they do not become a problem.

Mr. Weber asked if they could start to cut the trees. The logger will be ready to start cutting tomorrow. The targeted completion date is April 21, 2006. In order to meet that deadline, the floor needs to be poured by the end of August. The committee stated that Mr. Weber could cut the trees, but that there needed to be a public hearing concerning the abandonment of Hiawatha Avenue. That hearing can't be held until it has been published and posted for three weeks. The C.U.P. will be added to the Planning & Zoning Committee meeting on July 18, 2005. Mr. Wiese will ask Mr. Wendt to call a special town board meeting concerning the Hiawatha Avenue abandonment.

5. **Adjournment:** Motion Holthaus seconded Ritter that the conditional use permit hearing be closed. Approved. Hearing closed 7:50 P.M.

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Chairman

Vice Chairman

Member

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