

**TOWN OF ST GERMAIN
PLANNING & ZONING COMMITTEE
FEBRUARY 16, 2015**

Mary Platner called the meeting to order at 5:00 P.M. Present from the committee were Mary Platner, Gerald Hensen and Tom Christensen. Mary indicated that a quorum was in place for the meeting. Also present were Tom Radenz from REI Engineering, Inc. and Jay Schuette and Greg Schoone representing Wausau Homes Inc. Other Town Board members present were Alan Albee, John Vojta, Marv Anderson and Walter Camp. Tim Ebert plus four others were in attendance.

Mary asked that the committee review the information that was presented to them and that Tom Radenz will answer questions.

Certified Survey Map of Two Big St. Germain Parcels: There are two parcels on this map and are recorded as CSM No. 5205, in Volume 18CS, Page 271 at the Vilas County Register of Deeds. These lots are independent of the plat of Eagle Watch and the plat was presented for informational purposes.

Preliminary Plat of Eagle Watch: Vilas County Zoning has approved this plat as of February 15, 2015.

Soil Boring Report: Mr. Radenz explained that 40 test pits will done on the lots. Most lots will be able to have a conventional septic system, however some will have to have a mound system. All met Vilas County approval.

Eaglewatch Court & Awassa Lane Preliminary Construction Plans: Mr. Radenz is working with the State Dot department to transfer the current permit to a location across from Sunrise Lane. The Town will receive "Outlot 1" as indicated on the survey map to access the hiking trail parking lot. Wausau Homes will construct the road for the town including the gravel. Tim Ebert said that the town will require 6" of gravel, the road should be 20' wide with 2 foot shoulders.

Alan Albee questioned Mr. Radenz as whether the Town Board would have to approve the road relocation? This was unknown at this time.

John Vojta questioned Mr. Radenz as where the road would be. Mr. Radenz said that it will be across from Sunrise Lane.

Alan Albee asked if turning lanes would be required. Mr. Radenz said no.

Walt Camp asked who would be paying for signage required. Mr. Radenz said that Wausau Homes would be purchasing the subdivision sign.

Mr. Radenz informed the committee that Awassa Lane will be completed first, Eagle Watch Court will be second. Wausau Homes will complete both to town specifications. Upon DOT approval, work for Eagle Watch Court will start in May.

Mr. Ebert asked Mr. Radenz about the cul de sac at the end of Eagle Watch Court, Per Mr. Ebert the town requires a 66' radius and a travel surface 90' in diameter. It was noted that it has 60' radius on the map.

Pedestrian Trail: No discussion

Snowmobile Trail: There will be a permanent easement for the trails and will it not overlap the bike trail, but it will cross it. Walter Camp asked about the possibility of future ATV Trail use. This issue will be determined when ATV usage in the Town has been approved.

Public Road Construction: Awassa Lane will match up to Forest Drive and will enter off of Half Mile Rd. Discussion of four roads (Pine Crest, Forest & Leisure Lodge entry & Awassa Lane) all entering Half Mile at the same location was discussed. Discussion of the condition of Half Mile was discussed. It was suggested by Mr. Ebert that any road work be delayed until after the construction of Awassa Lane to Town Specification due to increased usage by logging trucks and construction vehicles.

Declaration of Covenants: Wausau Homes will record covenants. Any issues between land owners of the subdivision will be a civil matter.

Other Comments:

Don Baumann asked if Wausau Homes is aware of Shoreland Zoning Ordinance - NR 115.

Tim Ebert questioned the difference in zoning districts. After the subdivision is approved, some of the land will be lakeshore residential, while the backlots will remain forestry.

Don Baumann asked if Wausau Homes is aware that the lake lots will be part of the Big St. Germain Lake District. He also stated that the water depth at the end of a 100 foot dock will be about 3 feet.

Wausau Home Representatives also stated that Tim Ebert will approve the construction process of the road.

Tom Radenz stated that the lots will be staked soon and hope to get final approval of the plat in March.

Gerald Henson made a motion to approve the preliminary plat of Eagle Watch as presented by REI Engineering, Tom Christensen seconded the motion. Vote was unanimous.

Meeting was then ended.