

3 Goals and Objectives

The following goals and objectives were developed based on the results of the 1997 Issues Identification Workshop, Community Planning Survey, and direction from the St. Germain Planning and Zoning Committee.

Goals are broad statements that express public priorities about how the town of St. Germain should develop and redevelop over the next 20 years. Objectives are more specific than goals and are attainable through the application of plan recommendations and implementation strategies. The goals and objectives should always be consulted to evaluate growth opportunities in the town.

Mission Statement

Maintain and enhance the town of St. Germain's rural northwoods character, balancing housing needs and economic growth opportunity with integrity of the areas natural resources.

Goal 1 Regulate high density development in the town of St. Germain.

Objective

1. Develop a condominium/planned unit development (PUD) ordinance.
2. Review, and change where necessary, the St. Germain Zoning Ordinance (and the Vilas County Comprehensive Zoning Ordinance) to promote St. Germain's land use vision.
3. Allow for ability to revise setbacks, lot sizes and density requirements in the shoreland zone.

Goal 2 Provide balanced housing and development opportunities fitting the rustic northwoods character and service capabilities of the town.

Objective

1. Develop and implement design review standards for new construction.
2. Establish an appearance review board.
3. Tailor land division ordinance to St. Germain's land use vision.
4. Cluster commercial and industrial development to minimize land use impacts.
5. Develop an ordinance to regulate nuisances and aesthetic standards.

6. Guide future development within or adjacent to existing compatible development.
7. Direct new development to areas currently served by public utilities, existing town roads, parks, schools and other key services.
8. Require natural buffers where they exist, and require native tree planting or tree replacement in areas without natural buffers to minimize potential land use conflicts.

Goal 3 Preserve environmental quality of St. Germain's surface and groundwater, forests and wildlife.

Objective

1. Prohibit development in environmentally sensitive areas.
2. Utilize a waterway classification system (to classify waterways by sensitivity to development) to manage waterway development.
3. Investigate development of sanitary district for highly developed areas.
4. Develop regular inspection, compliance, and enforcement program for all septic systems.
5. Explore opportunities to develop a purchase of development rights (PDR) and/or conservation easement program to protect properties of natural or scenic significance.
6. Develop density standards for forestry areas.
7. Evaluate the feasibility of "cluster" development to minimize forest fragmentation.
8. Develop an erosion control ordinance to minimize impacts of construction.
9. Support the acquisition of privately owned forest land and wetland by DNR, county or non-profit organizations.
10. Enforce wetland protection and maintain natural vegetative buffers between wetlands and future intensive land uses.

Goal 4 Provide economic opportunities and promote tourism related activities in the town.

Objective

1. Encourage environmentally sensitive business development in accordance with town adopted design review standards.
2. Encourage clustered commercial development and in-fill along the STH 70 and STH 155 corridors.
3. Enhance existing development in the "downtown" to promote northwoods character and design.

Goal 5 Enhance and develop year round recreational opportunities in the town while minimizing user conflicts.

Objective

1. Establish regulations to coordinate the proper use, access, and opportunity of motorized watercraft (personal watercraft [jet skis] and motor boats) on lakes and rivers (based on waterway classification system).
2. Provide park and recreation facilities that offer active, multi-use recreation opportunity.
3. Maintain existing and provide additional snowmobile, hiking, skiing and biking trails.
4. Maintain and provide appropriate public access to waterways (based on waterway classification system).
5. Pursue state and federal funding programs which can aid in the purchase and development of parks, trails, scenic and wilderness areas.
6. Recognize need to accommodate all age groups in recreational pursuits.
7. Consider the development of an impact fee on new or expanded developments to support acquisition, development and service costs of recreational facilities.
8. Support development of multi-use facilities to accommodate all user groups.

Goal 6 Maintain high quality of town public services.

Objective

1. Provide and maintain a safe and reliable town road network.
2. Monitor and evaluate current service agreements.

3. Pursue shared services agreement with area municipalities.
4. Consider the development of an impact fee to support service infrastructure costs.
5. Consider the development of an official map to reserve adequate right-of-way for future road linkage.
6. Maintain existing senior services programs and identify areas or sites to accommodate potential development of a senior services center.

Goal 7 Create, promote, and maintain a pro-active planning process in the town.

Objective

1. Develop and provide educational materials and conduct local workshops on topics pertinent to planning goals.
2. Create a public advisory committee to work with the Town's Planning and Zoning Committee and UW-extension to review and monitor effectiveness of the *Town of St. Germain Year 2020 Comprehensive Land Use Plan*.
3. Establish relationships and communication between local governments and agencies to encourage discussion and action on land use and service issues.
4. Periodically review and monitor ordinances and plans and their effectiveness in achieving town goals.
5. Pursue development of a town newsletter (or other means of public communication) to ensure residents and property owners are informed regarding town issues, business and development projects.