

## Town of St. Germain Vision Statement

---

The town of St. Germain is at a critical juncture in its history. Land use pressures to build new homes, high demands for seasonal and rental property, a need to support, expand, and diversify an economy that thrives on the friends who visit, and a natural inclination to promote the fantastic and abundant natural resources of lakes, forests, open spaces, and small town northwoods charm. Many issues fight to balance on a table supported by the very essence of why people choose St. Germain to live and to visit. The following is the way we are, and the place we would like to be.

St. Germain...A place of abundant natural resources. Pristine waters and streams, expansive forests, a variety of wildlife and wildlife habitats, wetlands, open space and fresh air are all northwoods treasures of St. Germain. As a result of the pro-active planning efforts of the town and its dedicated residents, the unique northwoods character of St. Germain is preserved well into the 21st century.

Planned and orderly development, guided by the town, will respond to the needs of people and protect the integrity of the environment. St. Germain encourages efforts of conservation and preservation of year round natural resources so grandchildren can hike the trails, fish the clean waters, and view the uncluttered shorelines their forefathers helped preserve. Future lake development will incorporate increased buffers of trees and natural vegetation. The town will boast a vibrant tourist economy and rustic downtown area consisting of small shops and stores of northwoods character where people young and old meet to buy supplies, discuss weather, and trade fish and hunting stories. The town's commitment to provide high quality snowmobile and cross-country ski trails, abundant opportunity for ice fishing, snowshoeing, sightseeing, and a variety of winter outdoor activities will sustain and stimulate the vital wintertime economy. Local businesses will prosper with the year round economic stability provided by the town of St. Germain and its commitment to planning, preservation, and development perpetuating northwoods character. Implemented land use policies will guide the location of compatible developments and preserve the environmentally sensitive areas better suited for deer, grouse, songbirds and the like. A spirit of community pride has developed between young and old that will forge a safe, prosperous, and satisfying way of life.

By pro-actively directing growth and development, the town of St. Germain continues to provide residents and guests with natural beauty, northwoods charm, aesthetic recreational experiences, and appealing commercial and residential opportunities.

## Action Plan (Implementation Strategy)

---

In an effort to launch key implementation strategies identified in the planning process by the St. Germain Planning and Zoning Committee, the following action plan has been developed. Adherence to the directives (charges) outlined in the action plan will ensure progress is achieved in attaining the Plan's vision, goals, and objectives. The charges identified are "short term" directives which should be achieved within the first several years of the plan's existence.

The action plan is placed in the front of the document to demonstrate the importance of implementation. The charges are abbreviated, by intent, to associate the reader to the need and direction necessary to accomplish plan goals. Section 14 has detailed information related to certain elements of the action plan. The action plan and overall implementation strategy, as a primary component of the *St. Germain Year 2020 Comprehensive Land Use Plan*, should be reviewed and amended periodically to maintain the document as active and accomplishment oriented.

### Administrative

- 1. Charge:** Adopt the *Town of St. Germain Year 2020 Comprehensive Land Use Plan*.

Who: Chief Elected Officials  
When: Subsequent to public review and hearing
- 2. Charge:** Establish the Planning and Zoning Committee review process incorporating the *Town of St. Germain Year 2020 Comprehensive Land Use Plan* recommendations and the Year 2020 Preferred Land Use Map as the advisor to review land division, conditional use and rezoning requests.

Who: Chief Elected Officials and Planning and Zoning Committee  
When: November 1999-January 2000
- 3. Charge:** Periodically review performance of the 1999 *Town of St. Germain Year 2020 Comprehensive Land Use Plan* as it relates to market demands, trends, and development pressures.

Who: Chief Elected Officials/Planning and Zoning Committee  
When: Ongoing
- 4. Charge:** Develop a "St. Germain Town Operations Manual" which establishes policies relative to land use plans, town employees, proposed development procedures, conduct of government officials, bidding, etc.

Who: Chief Elected Officials/Consultant  
When: Year End 2000

5. **Charge:** Develop a local POWTS (Privately Owned Wastewater Treatment System) inspection program  
 Who: Chief Elected Officials/Planning Committee  
 When: Year End 2000
6. **Charge:** Pursue development of a town newsletter.  
 Who: Special Committee (to be designated)  
 When: Spring 2000
7. **Charge:** Coordinate the town planning efforts with the Vilas County Comprehensive Land Use Plan project.  
 Who: Chief Elected Officials/Planning and Zoning Committee.  
 When: Phase 5 (county planning process) approximately spring/summer, 2001.
8. **Charge:** Evaluate the adoption of an Official Map for the town.  
 Who: Chief Elected Officials  
 When: Summer 2001

### Ordinance Development

1. **Charge:** Develop a "Code of Ordinances" for the town (to be combined with existing ordinances) which address topics such as abandoned vehicle storage, animal confinement, nuisances, driveway access, obscenity, erosion control, etc.  
 Who: Chief Elected Officials/Consultant  
 When: Summer 2000
2. **Charge:** Develop a "Design Review Standard" ordinance which regulates future commercial, industrial, institutional, government and multi-family development.  
 Who: Special Committee delegated by the Chief Elected Officials. Consider assistance from UWEX or a Consultant.  
 When: Spring 2000
3. **Charge:** Develop a Town Parkland Dedication ordinance to assist in funding improvements and activities related to recreation.  
 Who: Chief Elected Officials/Committee  
 When: Summer/Fall 2000

## Ordinance Revisions

- 1. Charge:** Coordinate, and amend as necessary, the Town of St. Germain Zoning Code (SG92) with the preferred land use classifications as represented in section 14 of this document.

Who: Chief Elected Officials/Planning and Zoning Committee/Consultant

When: Fall/Winter 1999-2000

- 2. Charge:** Coordinate revisions with and obtain approval from Vilas County to reflect the recommendations of the *St. Germain Year 2020 Comprehensive Land Use Plan* as it relates to changes in the town or county zoning ordinance. Revised town zoning (if enacted) could be coordinated through the Vilas County planning process, although Vilas County will not address county-wide issues until 2001-2002.

Who: Chief Elected Officials/St. Germain Land Use Planning Committee/Consultant

When: Depends on process selected.

- 3. Charge:** Revise the St. Germain Land Division Ordinance (SG -1997-2) which integrates the recommendations of the *Town of St. Germain Year 2020 Comprehensive Land Use Plan* and the corresponding preferred land use classifications as conditions of approval for land divisions.

Who: Chief Elected Officials/Committee. Consider assistance from attorney or consultant.

When: Subsequent to adoption-Fall/Winter 1999-2000

## Policy Development

- 1. Charge:** Develop specific town policies which address the utilization and administration of the *St. Germain Year 2020 Comprehensive Land Use Plan* and the St. Germain Land Division Ordinance.

Who: Planning and Zoning Committee

When: Upon Adoption of the Comprehensive Land Use Plan.

## Future Study

- 1. Charge:** Assess the feasibility of integrating, consolidating, or redesigning the town administrative building (red brick building) and community center to better serve community needs, functions, and administrative services.

Who: Chief Elected Officials/Consultant

- When: Year 2000
2. **Charge:** Commission a feasibility study to assess the need, cost, and operation of a town sanitary sewer and water system to address water quality issues in the town's densely populated areas, and/or areas of demonstrated need..
- Who: Chief Elected Officials/Consultant
- When: Year 2001

# St. Germain Comprehensive Land Use Plan

## Contents

---

	Page
1 Forward .....	1-1
2 Public Participation Process .....	2-1
3 Goals and Objectives .....	3-1
4 Community Profile .....	4-1
4.1 Population .....	4-1
Comparative Population Growth .....	4-1
Population Density .....	4-3
4.2 Housing .....	4-3
Housing Supply .....	4-3
Seasonal/Recreational Housing .....	4-5
Building Permit Data .....	4-6
Equalized Value .....	4-8
Housing Profile Summary .....	4-9
4.3 Economic Profile .....	4-10
Civilian Labor Force .....	4-10
Growth in Employment .....	4-11
Employment by Industry .....	4-12
Comparative Unemployment Rates .....	4-14
Commuting Patterns .....	4-15
Income Characteristics .....	4-15
Economic Profile Summary .....	4-16
5 Community Facilities and Services .....	5-1
5.1 Administrative Facilities/Services .....	5-1
5.2 Schools .....	5-2
5.3 Protective Services .....	5-6
Police Protection .....	5-6
Fire Protection .....	5-6
Rescue/First Responder .....	5-7
5.4 Public Buildings .....	5-7
5.5 Solid Waste Management/Recycling .....	5-8
5.6 Communication and Power Facilities .....	5-8
5.7 Public Sewer Accommodations .....	5-8
5.8 Public Water Supply .....	5-9

5.9	Public Facilities and Services Recommendations	5-9
6	Transportation	6-1
6.1	Existing Road Systems	6-1
6.2	Traffic Counts	6-6
6.3	Accident Locations	6-9
6.4	Existing Street Conditions	6-12
6.5	Air Transportation	6-13
6.6	Rail Transportation	6-13
6.7	Planned Transportation Improvements	6-13
	State Highway Projects	6-13
	County Highway Projects	6-13
6.8	Transportation Recommendations	6-14
7	Parks and Open Space	7-1
7.1	Park and Open Space Inventory	7-1
	Town of St. Germain	7-1
	Vilas County Facilities	7-2
	Northland Pines School District Owned	7-2
	Wisconsin Department of Natural Resources (WDNR)	7-3
	Quasi-Public	7-3
7.2	Classifications and Service Areas	7-3
7.3	Park and Public Land Jurisdictional Standard	7-6
7.4	Park Land Requirements by Park Type	7-7
7.5	Park and Public Land Needs Analysis and Recommendations	7-9
7.6	Funding Alternatives	7-10
8	Physical Characteristics	8-1
8.1	Topography and Drainage	8-1
8.2	Geology	8-3
8.3	Groundwater	8-3
8.4	Soil Conditions	8-4
8.5	Vegetation Types	8-5
8.6	Watersheds and Basins	8-6
8.7	Water Features (Lakes, Rivers, Wetlands)	8-6
8.8	Environmentally Sensitive Areas	8-11
8.9	Wildlife	8-12
8.10	Agricultural Lands	8-14
8.11	Historic and Cultural Sites	8-14
8.12	State Natural Areas	8-15
9	Land Use Analysis	9-1
9.1	Existing Land Use Inventory and Analysis	9-1
	Residential	9-4

Commercial/Business .....	9-5
Community Uses .....	9-6
Forests .....	9-6
Industrial .....	9-6
Open Space and Roads .....	9-6
Surface Water .....	9-6
9.2 Land and Resource Protection Programs .....	9-7
9.3 Development Regulations .....	9-16
9.4 Existing and Potential Land Use Conflicts .....	9-20
10 Growth Forecasts .....	10-1
10.1 Population Trends and Projections .....	10-1
Wisconsin Department of Administration Projections .....	10-1
Population Projections Based on Recent Building Permit Data Trends .....	10-3
Comparative Population Projections .....	10-4
10.2 Housing Unit Projections .....	10-5
Housing Unit Projections Based on WDOA Data .....	10-6
Projections Based on Recent Building Permit Activity Trends .....	10-8
Comparative Housing Projections .....	10-8
10.3 Land Use Acreage Needs .....	10-10
11 Land Use Plan Development Strategy .....	11-1
11.1 Selected Land Use Planning Criteria .....	11-1
Geographic Information System (GIS) Mapping .....	11-1
Incorporation of Public Input .....	11-2
Incorporation of Goals and Objectives .....	11-2
Consideration of Needs Analysis .....	11-2
11.2 Land Use Trends .....	11-2
11.3 Vilas County Lakes Classification System .....	11-5
11.4 Preferred Land Use Classifications .....	11-5
12 Year 2020 Preferred Land Use .....	12-1
12.1 Preferred Land Use Classifications .....	12-1
Residential (Low Density) .....	12-3
Residential (Medium Density) .....	12-3
Multi-Family Residential .....	12-3
Lakeshore Residential .....	12-3
Lakeshore Resort/Residential .....	12-3
Rural Residential .....	12-4
Forestry .....	12-4
Community and Highway Business .....	12-4
Downtown Business District .....	12-5
Parks and Recreation .....	12-5
Education and Recreation .....	12-5

12.2	Year 2020 Preferred Land Use Map .....	12-5
	Residential Development .....	12-6
	Commercial/Business Development .....	12-6
	Industrial Development .....	12-7
	Forestry .....	12-8
12.3	Growth Accommodations .....	12-8
13	Downtown Development and Design .....	13-1
13.1	Existing Conditions .....	13-1
13.2	Downtown Design and Land Use Directives .....	13-2
13.3	Downtown Conceptual Design Plans .....	13-5
13.4	Recommended Downtown Implementation Strategy .....	13-11
14	Implementation Strategy .....	14-1
14.1	Implementation Tools .....	14-1
14.2	Optional/Informational Implementation Tools .....	14-4

## Tables

Table 2-1	Final Top 10 Priority Land Use Management Issues for the Town of St. Germain, Vilas County, Wisconsin May 19, 1997 .....	2-3
Table 4-1	Comparative Population Growth Town of St. Germain and Selected Areas 1970-1998 .....	4-1
Table 4-2	Population Density Town of St. Germain and Selected Areas 1990 .....	4-3
Table 4-3	Housing Supply Town of St. Germain 1980-1990 .....	4-4
Table 4-4	Building Permit Activity Town of St. Germain 1991-1998 .....	4-7
Table 4-5	Equalized Valuation Town of St. Germain 1991-1998 .....	4-8
Table 4-6	Labor Force Characteristics Town of St. Germain 1980-1990 .....	4-10
Table 4-7	Employment by Industry Town of St. Germain 1980-1990 .....	4-12
Table 5-1	Northland Pines School District Actual Enrollments 1991-92 Through 1997-98 .....	5-4
Table 6-1	Year 2010 Rural Area Highway Functional Classification Criteria .....	6-5
Table 6-2	Annual Average Daily Traffic Counts Town of St. Germain 1987-1995 .....	6-6
Table 6-3	Traffic Count Forecasts Town of St. Germain 1995-2019 .....	6-7
Table 6-4	Motor Vehicle Accident Summary Town of St. Germain 1991-1997 .....	6-9
Table 7-1	Parks and Open Space Classification National Recreation and Park Association Guideline .....	7-4
Table 7-2	Park & Public Land Analysis by Jurisdiction Town of St. Germain .....	7-6
Table 7-3	Local Acreage Standards by Park Type .....	7-7
Table 7-4	Local Needs Analysis by Park Type (St. Germain & Vilas County Parks) Town of St. Germain .....	7-8
Table 7-5	State Stewardship Program Program Descriptions .....	7-11

Table 8-1	Classification of Lakes Town of St. Germain .....	8-9
Table 9-1	Existing Land Use Town of St. Germain .....	9-2
Table 9-2	Land Impacted by Natural Resource Protection Programs Town of St. Germain .....	9-9
Table 9-3	Existing Zoning District Acreage Town of St. Germain .....	9-19
Table 10-1	Population Projections Based on Total Number of Housing Units as Projected Using Recent Building Permit Activity Data Town of St. Germain 1990-2015 .....	10-3
Table 10-2	Projected Number of Housing Units Town of St. Germain 1990-2015 .....	10-7
Table 10-3	Residential Acreage Projections Growth Based on Building Permit Activity .....	10-10
Table 10-4	Residential Acreage Projections Growth Based on WDOA Projections .....	10-11
Table 11-1	Town of St. Germain Anticipated Trends .....	11-3
Table 12-1	Town of St. Germain Year 2020 Preferred Land Use Map Classification Acreages (Based on Map 12-1) .....	12-9
Table 13-1	St. Germain Downtown District Opportunities .....	13-3
Table 13-2	St. Germain Downtown District Limitations .....	13-3
Table 13-3	St. Germain Downtown District Desires .....	13-4
Table 14-1	Cluster Development Scenario Minimum Lot Size of Five (5) acres .....	14-9
Table 14-2	Cluster Development Scenario Minimum Lot Size of 20 Acres .....	14-10

## Figures

Figure 4-1	Comparative Population Growth Town of St. Germain and Selected Areas 1970-1998 .....	4-2
Figure 4-2	Comparative Growth of Year-Round and Seasonal/Recreational Housing Units Town of St. Germain & Vilas County 1980-1990 .....	4-5
Figure 4-3	Comparative Growth of Seasonal/Recreational Housing Units Town of St. Germain & Vilas County 1980-1990 .....	4-6
Figure 4-4	Trend in Building Permits for New Residential Housing Town of St. Germain 1991-1998 .....	4-7
Figure 4-5	Growth in Equalized Value Town of St. Germain 1991-1998 .....	4-9
Figure 4-6	Growth in Employment Town of St. Germain 1980-1990 .....	4-11
Figure 4-7	Employment by Industry Comparison Town of St. Germain and Vilas County 1990 .....	4-13
Figure 4-8	Unemployment Rate Comparison U.S., WI, & Vilas County 1992-1997 .....	4-14
Figure 4-9	Location of Workplace Town of St. Germain 1990 .....	4-15
Figure 4-10	Median Annual Household Income Town of St. Germain, Vilas County & Wisconsin 1979 and 1989 .....	4-16
Figure 5-1	Student Enrollment Northland Pines School District 1991-92 - 1997-98 .....	5-5

Figure 5-2	Northland Pines School District Projected Enrollments 1997-98 Through 2002-03 .....	5-5
Figure 6-1	Motor Vehicle Accident Summary Town of St. Germain 1991-1997 .....	6-10
Figure 6-2	Total Accidents by Crash Type Town of St. Germain 1991-1997 .....	6-11
Figure 6-3	Severity of Motor Vehicle Accidents Town of St. Germain 1991-1997 .....	6-12
Figure 9-1	Existing Land Use Town of St. Germain .....	9-4
Figure 9-2	Land Impacted by Natural Resource Protection Programs Town of St. Germain .....	9-10
Figure 9-3	Existing Zoning District Acreage Town of St. Germain .....	9-17
Figure 10-1	WDOA Comparative Population Projections Town of St. Germain and Selected Areas 1998-2015 .....	10-1
Figure 10-2	Population Trends and WDOA Projections Town of St. Germain 1970-2015 .....	10-2
Figure 10-3	Comparative Population Projections WDOA Population Projections and Projections Prepared Using Projected Number of Total Housing Units Based on Recent Building Permit Activity Trends Town of St. Germain, 1990-2015 .....	10-4
Figure 10-4	Projected Persons Per Household Town of St. Germain, 1990-2015 .....	10-6
Figure 10-5	Projected Number of Housing Units by Year-Round, Seasonal, and Total Units Town of St. Germain 1990-2015 .....	10-8
Figure 10-6	Comparative Housing Unit Projections Based on WDOA Population Projections and Recent Building Permit Activity Trends Town of St. Germain 1990-2015 .....	10-9
Figure 13-1	Site Design Guidelines .....	13-10
Figure 14-1	Cluster Development Design .....	14-8

## Maps

Map 5-1	Community Facilities and Services
Map 6-1	Transportation Data - Existing Conditions
Map 6-2	Transportation Data - Future Conditions
Map 8-1	U.S.G.S. Quadrangle
Map 8-2	Water Feature Data
Map 9-1	Existing Land Use
Map 9-2	Land and Resource Protection
Map 9-3	Existing Zoning
Map 12-1	Year 2020 Preferred Land Use
Map 13-1	St. Germain Downtown District
Map 13-2	St. Germain Blvd. Commercial Area

## Appendices

Appendix 2-1	Town of St. Germain Community Planning Survey Report, 1997
--------------	--

Appendix 4-1	Additional Community Profile Information
Appendix 6-1	Transportation Information, PASER Rating System Benefits of Pavement Management
Appendix 8-1	USFWS Letter Dated July 23, 1998
Appendix 8-2	WDNR Bureau of Endangered Resources Letter Dated August 10, 1998
Appendix 9-1	Existing Land Use Classification System