

**TOWN OF ST. GEMAIN  
P. O. BOX 7  
ST. GERMAIN, WI 54558**

**Minutes, Zoning Committee – November 04, 2020**

1. **Call to order:** 5:30 pm
2. **Roll call, establish a quorum:** Members present Nampel, Strom, Schell, Cooper, Ritter, Ebert  
Also present Greg Maines, Nick Chicka  
(Ritter hosted the Zoom meeting remotely, Cooper attended remotely from Room 4, all others attended remotely)
3. **Public comments:** There were none

**Discussion/action topics:**

4. **Review/approve preliminary plat map for newly created Pride of the North Resort Condominiums:**  
Ritter explained the agenda incorrectly identified this property. While it has been known as “Pride of the North Resort” for a very long time, the property name is being changed to “Birchwood Resort Condominiums” effective with completion of this ownership style conversion. Maines provided an explanation of the property and the conversion process. Maines and Chicka answered all questions raised by the Committee. There were no problems detected with the preliminary plat map as presented. Motion Cooper, second Strom to approve the Birchwood Resort Condominiums plat map as presented. Motion passed by unanimous roll call vote. A discussion of applicable fees to be paid to the Town confirmed the fees as \$25.00 plus and additional \$1.00 for each condominium unit (dwelling units only) and each lot within the preliminary plat (per section XVII, St. Germain Ordinance SG-1997-9-2, Division of Land). Motion Cooper, second Schell that the fees to be paid for this preliminary plat review are to be \$49.00. Motion passed by unanimous roll call vote.
5. **Review/approve Connor Land Company Juve Road land divisions of parcels 24-984 and 24-967-01:**  
Discussion was primarily centered on re-location of the snowmobile trail between Juve Road and the frontage road serving four new parcels being created through the division of these two parcels. Maines explained that discussions are continuing between Vilas County and the Bo-Boen Club to assure that minimum distances are maintained, but that the preliminary plat map presented for review accurately represents the location of the frontage road. Motion Cooper, second Nampel to approve the Connor Land Company division of parcels 24-984 and 24-967-01 as presented. Motion passed by unanimous roll call vote.
6. **Approve minutes of October 14, 2020 meeting:** Motion Strom, second Nampel to approve as presented. Motion passed by unanimous roll call vote.
7. **Review Zoning Department income/expanse year-to-date report:** Discussion with no action taken. Ritter will present this monthly information in the form of graphs/charts beginning with January 2012 data.
8. **Consider whether “Garages and Carports” should be permitted uses in more districts that residential:** Ebert suggested that Accessory Buildings should be added to this conversation. Motion Cooper, second Schell to table to a future meeting and include Accessory Buildings in the discussion. Motion passed by unanimous roll call vote.

9. **Consider whether cargo containers should be prohibited/allowed as permitted uses in various districts:** Motion Nampel, second Cooper to table until a future meeting. Motion passed by unanimous roll call vote.
10. **Zoning Administrator report:**
  - a. **Review monthly update of Zoning Administrator Permit Activity Log:** Discussion with no action taken
  - b. **Approve monthly Zoning Administrator compensation:** Motion Schell, second Strom to approve Zoning Administrator compensensation for October 2020 at \$836.05. Motion passed by unanimous roll call vote.
  - c. **Zoning Administrator new concerns to be discussed at a future meeting:** There were none
11. **Committee concerns for future agendas:** Ritter had explained during agenda item 4 that the Committee had begun updating St. Germain Ordinance SG-1997-9-2, Division of Land, several years ago, but progress had been interrupted by higher priority topics. Ritter will bring that update back to the Committee in the hopes of completing and implementing the needed updates over the course of this winter.
12. **Adjourn:** Meeting declared adjourned by Ritter at 7:02pm

Minutes prepared by Chairman Ritter