

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

**Minutes, Zoning Committee – April 18, 2022
Conditional Use Permits Public Hearing and Deliberations**

1. Call to order: Meeting called to order at 5:30pm
2. Roll call, establish a quorum: Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Vogel, Ritter, Cooper and ZA Vogel. Committee members attending virtually: Strom. Schell absent from meeting. CUP applicant Keith Kaschub also present in Room 4.
3. Ritter opened the public hearing requesting comments for either the Double K Farms (Keith Kashub) or Ronald Puetz Conditional Use Permit applications. There being no public attendees either in Room 4 or virtually, Ritter proceeded with Committee members asking questions of Mr. Kashub.
4. Motion Vogel, second Cooper to approve the Double K Farms application with two conditions:
 1. Building size (not to exceed 2,640 square feet) and placement on property to be as described on site plan accompanying CUP application.
 2. This permit does not allow the building to be used as a dwelling or place of business.Motion passed by unanimous voice vote.
5. Motion Cooper, second Vogel to approve Ronald Puetz application with two conditions:
 1. Size and placement of permitted structure (not to exceed 2,565 square feet) to be as described on site plan accompanying CUP application.
 2. This permit does not allow the building to be used as a dwelling or place of business.Motion passed by unanimous voice vote.
6. Meeting was adjourned at 6:23pm

CONDITIONAL USE PERMIT

Upon review of an application for a zoning Conditional Use Permit applied for and considered in accordance with St. Germain Code of Ordinances, Chapter 1 — Zoning, and as described below, the Town of St. Germain Zoning Committee finds and orders as follows.

Applicant: **Double K Farms (Keith Kaschub)**

Application date: **02/16/2022**

Public hearing date: **04/18/2022**

Findings of Fact

Having heard the testimony and considered the evidence presented, the St. Germain Zoning Committee finds the following:

1. The applicant is the owner/agent of the following described property which is the subject of the Conditional Use Permit application:

Parcel # **24-358**

Property address: **2770 Cedar Avenue, St. Germain**

Property legal description: **Lot 78, Plat 23, Birch Springs Estate**

2. The property is presently used for:

One 1,200 square feet unattached garage only, no dwelling or other structures present

3. The applicant proposes to:

Add approximately 1,440 square feet to the existing garage for a total building footprint not to exceed 2,640 square feet. Maximum height 29 feet. The expanded building will include a bathroom. There are no plans yet for a dwelling or any other structures on the property.

4. The standards for issuance of a Conditional Use Permit are:



The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.



The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.



The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.



Adequate utilities access roads, drainage, buffer areas and landscaping and other necessary site improvements have been or will be provided.

Recording area

Name and Return Address

**Keith Kaschub
13652 Derby Line Road
Genoa, IL 60135**

Parcel Identification Number (PIN)

24-358

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The conditional use shall conform to all applicable regulations of the zoning district in which it is located.

Order and Determination

On the basis of the findings of fact, conclusions of law, and the record in this manner, the Town of St. Germain Zoning Committee orders the requested Conditional Use Permit is hereby:

Denied

Granted subject to the following conditions

1. **Building size (not to exceed 2,640 square feet) and placement on property to be as described on site plan accompanying CUP application.**
2. **This permit does not allow the building to be used as a dwelling or place of business.**

This instrument was drafted by **Ted Ritter** _____,
Zoning Committee Chairman

Chairman, Zoning Committee

State of Wisconsin, County of Vilas

Personally came before me this above named, Town of St. Germain Supervisor and Chairman of the Town Zoning Committee, in said county, to me known to be the person who executed the forgoing instrument and acknowledged the same as the free act and deed of said Town for the purposes therein mentioned.

Notary Public

Vilas County, Wisconsin
My commission expires _____

CONDITIONAL USE PERMIT

Upon review of an application for a zoning Conditional Use Permit applied for and considered in accordance with St. Germain Code of Ordinances, Chapter 1 — Zoning, and as described below, the Town of St. Germain Zoning Committee finds and orders as follows.

Applicant: **Ronald Puetz**

Application date: **02/04/2022**

Public hearing date: **04/182022**

Findings of Fact

Having heard the testimony and considered the evidence presented, the St. Germain Zoning Committee finds the following:

1. The applicant is the owner/agent of the following described property which is the subject of the Conditional Use Permit application:

Parcel # **24-2313**

Property address: **1235 Sunshine Acres**

Property legal description: **See Exhibit A**

2. The property is presently used for:
Presently vacant

3. The applicant proposes to:

Construct a 1,715 square feet, 4 four car unheated garage with attic storage plus 850 square feet heated workshop. Total building footprint not to exceed 2,565 square feet (including recessed entry way).

4. The standards for issuance of a Conditional Use Permit are:



The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.



The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.



The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.



Adequate utilities access roads, drainage, buffer areas and landscaping and other necessary site improvements have been or will be provided. 1

Recording area

Name and Return Address

**Ronald Puetz
S72 W13600 Woods Road
Muskego, WI 53150**

**Parcel Identification Number (PIN)
24-2313**

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The conditional use shall conform to all applicable regulations of the zoning district in which it is located.

Order and Determination

On the basis of the findings of fact, conclusions of law, and the record in this manner, the Town of St. Germain Zoning Committee orders the requested Conditional Use Permit is hereby:

Denied

Granted subject to the following conditions

- 1. Size and placement of permitted structure (not to exceed 2,565 square feet) to be as described on site plan accompanying CUP application.**
- 2. This permit does not allow the building to be used as a dwelling or place of business.**

This instrument was drafted by Ted Ritter ,
Zoning Committee Chairman

Chairman, Zoning Committee

State of Wisconsin, County of Vilas

Personally came before me this above named, Town of St. Germain Supervisor and Chairman of the Town Zoning Committee, in said county, to me known to be the person who executed the forgoing instrument and acknowledged the same as the free act and deed of said Town for the purposes therein mentioned.

Notary Public

Vilas County, Wisconsin
My commission expires _____

Exhibit A

A parcel of land in Government Lot One (1), Section Thirty-five (35), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of Section 35; thence N 0° 48' E, 1287.8 feet along the Section line to the 1/8 Corner which is marked by a 4 x 4 inch Cedar post and is the PLACE OF BEGINNING, of this description; thence continuing N 0° 48' E, 266.6 feet to a point; thence N 89° 55' E, 493.1 feet to a point; thence S 8° 24' E, 130.0 feet to a point; thence S 22° 52' E, 149.6 feet to a point; thence S 89° 55' W, 573.9 feet along the South line of Government Lot 1 to the Place of Beginning.

Together with a right of ingress and egress over and across the easement road to the Halberstadt Town Road as shown on survey dated March 1, 1973 by Joseph L. Harding, Surveyor.