

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

**Minutes, Zoning Committee – June 21, 2022**

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, Schell, Cooper, Strom and ZA Vogel. Also in Room 4 were the three applicants for Conditional Use Permits. There were no virtual attendees.

**5:30pm:** Ritter opened the public hearing for the Jens CUP application. There was no public response in any form. Motion Cooper, second Schell to approve Jens application for parcel 24-2517 at 1091 Old Highway 70 with two conditions:

1. Building size (not to exceed 1,440 square feet) and placement on property to be as described on site plan accompanying CUP application.
2. This permit does not allow the garage to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

**5:50pm:** Ritter opened the public hearing for the Molitor CUP application. There was no public response in any form. Motion Cooper, second Strom to approve Molitor application for parcel 24-1509-0033 at 8355 Awassa Lane with two conditions:

1. Building size (not to exceed 1,152 square feet) and placement on property to be as described on site plan accompanying CUP application.
2. This permit does not allow the garage to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

**6:10pm:** Ritter opened the public hearing for the Brunton CUP application. There was no public response in any form. Motion Schell, second Cooper to approve Brunton application for parcel 24-2184-062 at 8185 Northwoods Drive with two conditions:

1. Building size (not to exceed 864 square feet) and placement on property to be as described on site plan accompanying CUP application.
2. This permit does not allow the garage to be used as a dwelling or place of business.

Motion passed by unanimous voice vote.

6. **Adjourn:** Meeting adjourned by Ritter at 6:17pm

# 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: **Phillip Brunton**  
Application date: **05/25/2022**  
Public hearing date: **06/21/2022**

## 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 # **24-2184-062**  
Property address: **8185 Northwoods Drive**

Property legal description:

**Lot Two (2) of that Certified Survey Map recorded in Volume 18 of Certified Surveys, page 238 as map 5189, being Lots 32, 33, 34, 35, 36, and 37 of the recorded Plat of TIMBERGATE being a part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section Thirty-three, Township Forth North, Range Eight East of the Fourth Principal Meridian, Township of St. Germain, Vilas County, Wisconsin.**

2. The property is presently used for: **Single family dwelling**
3. The applicant proposes to: **Construct a detached 864 square feet (24' x 36') storage and workshop building**
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

**Phillip Brunton**  
**8185 Northwoods Drive**  
**St. Germain WI 54558**

### Parcel Identification Number (PIN)

**24-2184-062**

- 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 864 square feet) and placement on property to be as described on site plan accompanying CUP application.**
- 2. This permit does not allow the storage and workshop 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: **Gary Jens**

Application date: **04/13/2022**

Public hearing date: **06/21/2022**

## 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 # **24-2517**

Property address: **1091 Old Highway 70**

Property legal description: **See Exhibit A**

## Recording area

### Name and Return Address

**Gary Jens  
1091 Old Highway 70  
St. Germain WI 54558**

### Parcel Identification Number (PIN)

**24-2517**

2. The property is presently used for: **Single family dwelling**

3. The applicant proposes to: **Construct a 1,440 square feet (30' x 48') garage**

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.

- 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 1,440 square feet) and placement on property to be as described on site plan accompanying CUP application.**
- 2. This permit does not allow the garage 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

### WHOLE PARCEL

**A parcel of land being a part of the NW 1/4 of the SE 1/4 and a part of the NE 1/4 of the SW 1/4, Section 36, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, and being more particularly described as follows:**

**Commencing at the South 1/4 of said Section 36 being marked with an iron rod in County Highway "O"; thence N 00° 30' 15" W, 1305.80 feet (N 0° 04' W of record) along North-South 1/4 line to an iron pipe marking the Southwest corner of said NW 1/4 of the SE 1/4, and the PLACE OF BEGINNING. Thence N 86° 13' 57" W, 79.32 feet (S 87° 55' W, 82.5 feet of record) to an iron pipe; thence N 03° 17' 33" W, 100.00 feet (100 feet of record) to an iron pipe; thence S 86° 33' 47" E, 84.17 feet (N 87° 55' E, 76.8 feet of record) to an iron pipe on the West line of said NW 1/4 of the SE 1/4; thence N 89° 47' 49" E, 44.69 feet (N 87° 55' E, 44.7 feet and East of record) to an iron pipe on the Westerly R/W line of Old Highway "70"; thence S 11° 21' 09" W, 102.07 feet (S 11° 46' W, 99.7 feet of record) along said Westerly R/W line to an iron pipe on the South line of said NW 1/4 of the SE 1/4; thence S 89° 47' 49" W, 23.72 feet (West of record) along the South line of said NW 1/4 of the SE 1/4, back to the PLACE OF BEGINNING.**

# 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: **Michael Molitor**  
Application date: **05/10/2022**  
Public hearing date: **06/21/2022**

## 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 # **24-1509-0033**  
Property address: **8355 Awassa Lane**  
Property legal description:  
**Lot 33 of the County Plat of Eaglewatch, in the Town of St. Germain, Vilas County, Wisconsin.**
2. The property is presently used for: **Single family dwelling and two accessory buildings.**
3. The applicant proposes to: **Remove two existing accessory building to be replaced with one 1,152 square feet (24' x 48') garage to match appearance of existing house.**
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

**Michael Molitor 8355  
Awassa Lane St.  
Germain WI 54558**

### Parcel Identification Number (PIN)

**24-1509-0033**

- 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 1,152 square feet) and placement on property to be as described on site plan accompanying CUP application.**
- 2. This permit does not allow the garage 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 \_\_\_\_\_