

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

Minutes, Zoning Committee – August 23, 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, Strom, and ZA Vogel. Cooper did not attend in person or virtually. Surveyor Greg Maines was also present in Room 4.

3. **Convene public hearing re Frank Reinhardt Conditional Use Permit (CUP) application:** Attendees were invited to speak beginning at 5:32pm. Two were present in Room 4, none attended virtually:
 Janelle Ewen, property adjacent to east of CUP property: Mrs. Ewen had no specific objections or questions, but was curious why such a large building was needed by the applicant.

 John Thodes (AKA Puffdaddy), owner of several adjacent and nearby properties: Contends the property is being used commercially to service diesel semi tractors. Contends the existing building height already exceeds allowable mean height. Contends the existing building rain water runoff is already dumping too much water directly onto his property and that the proposed building expansion will further exacerbate the problem. Contends the property is already being used in a manner not conducive to St. Germain lakeshore residential property.

4. **Adjourn public hearing:** Public comments ended at 5:42pm.

5. **Committee deliberation and disposition of CUP application:** Committee concerns included:
 A questionable history of Town Zoning Permits on the applicants' two adjacent parcels. Whether a dwelling occupancy permit was issued when the first garage was converted to a residence. Whether the garage subject to the CUP is also occasionally being used as a dwelling. How the building is actually being used. Existing use of the property already not in compliance with the "Purpose" of the zoning district as defined in Chapter 1, section 1.308.

 Motion Vogel, second Schell to table further consideration of the CUP application until the applicant hosts a Committee tour of his property. Motion passed by unanimous voice vote. Ritter to prepare a letter for the Town Clerk to send to the applicant.

6. **Review/approve amendment to Ed Gabe's Lost Lake Condominium plat map:** Following Maines' explanation of the very modest plat amendment, motion Schell, second Vogel to approve as presented. Motion passed by unanimous voice vote.

6. **Adjourn:** Meeting was adjourned by Ritter at 6:07pm.

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: **Frank J. Reinhardt Trust**

Application date: **08/12/2022**

Public hearing date: **08/23/2022**

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 #**24-938-17**

Property address: **1825 Forest Drive**

Property legal description: **Lots 1 and 2 of Certified Survey Map #4877 recorded in Volume 17 of Certified Survey Maps on page 115, in Government Lot 2, Section 21, Township 40N, Range 8E, Town of St. Germain, Vilas County.**

2. The property is presently used for: **One 48'x90' (4,320 square feet) accessory building (non-dwelling). No other structures on the property.**
3. The applicant proposes to: **Construct 48'x39' (1,872 square feet) addition on west end of existing building for a total 6,192 square feet 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. **No concerns**

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. **No concerns**

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. **No concerns**

Adequate utilities access roads, drainage, buffer areas and landscaping and other necessary site improvements have been or will be provided. **Possible concerns re excessive impervious surfaces and/or stormwater management.**

Recording area

Name and Return Address

**Frank J Reinhardt Trust
15102 Glen View Court
Homer Glen IL 60491**

24-938-17

Parcel Identification Number (PIN)

- Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. **No concerns**
- The conditional use shall conform to all applicable regulations of the zoning district in which it is located. **No concerns**

Order and Determination, September 07, 2022

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 1,872 additional 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.**
- 3. The Town Zoning Permit shall not be issued until the Town Zoning Committee is satisfied that County Zoning has reviewed the property for total impervious surface and/or storm-water management compliance.**

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 _____