

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

Minutes, Zoning Committee – October 14, 2020

1. **Call to order:** Meeting was called to order at 5:30pm
2. **Roll call, establish a quorum:** Present Cooper, Nampel/Mortag, Strom, Schell, Ritter, Ebert
3. **Public comments:** There were none

Discussion/action topics:

4. **Approve minutes of September 09, 2020 meeting:** Motion Schell, second Cooper to approve as presented. Motion passed by unanimous roll call vote.
5. **Review preliminary survey map of the division of parcel 24-2220-01, Leslie Hiller:** Following review and discussion, motion Schell, second Cooper to approve preliminary draft as prepared by Wilderness Surveying. Motion passed by unanimous roll call vote.
6. **Review Zoning Department income/expense year-to-date report:** Ritter reported that the Town Treasurer is capturing most of the zoning related income and expenses, however not all of Ritter's office expenses reimbursed by the town board are reflected on the report. Ritter will consider solutions to improve accuracy of the monthly report. He also suggested that perhaps a graph updated monthly would provide an easier to read visual representation. Consensus was that the report is of value. No action taken by the committee.
7. **Consider interpretation of section 1.313 (Forestry & Recreation). Should properties in this district be restricted to public ownership as indicated on the current Zoning District Map or are private lands included in this district? (Either the ordinance or the map needs to be amended):** Ebert believes the "Public Lands Only" language on the map legend has been there since the first town zoning ordinance, however he also believes that the Forestry and Recreation district should and does include privately owned lands. Motion Cooper, second Nampel/Mortag that "Public Lands Only" should be removed from the zoning district map to eliminate current confusion and that no revision to the zoning ordinance is needed. Motion passed by unanimous roll call vote.
8. **Consider follow-up action on two instances of camping activity not complying with section 1.404 as reported on September 9 by the Zoning Administrator:** Ebert reported that at:
 - a. 1060 Old Hwy 70 – the property owner is preparing a zoning permit application for construction of a home. When issued, camping will be allowed during construction.
 - b. 7663 Hug Lane – there has been no response from the property owner to the notice posted on the property and County Zoning has been notified that camping is occurring with no County required septic system. Motion Cooper, second Strom to allow the County an opportunity to enforce its ordinance before the Town takes action. Motion passed by unanimous roll call vote. (Ebert learned following the meeting that the landowner recently died and that the camper has been or will be removed).
9. **The Zoning Administrator indicated on September 9 that Vilas County has revised zoning permit fees to reflect square footage. Consider doing the same with St. Germain fees as recommended by the Zoning Administrator:** Following a discussion of the pros and cons of permit fees being based on square footage of structures, motion Schell, second Cooper that the

permit fees stay as is. Motion passed by unanimous roll call vote. Ritter suggested that perhaps the entire fees schedule should be reviewed as it has not been changed in many years. No further action taken at this time.

10. **Consider recommendation of September 9 by Bob Schell that one of the red tones on the Zoning District Map be changed to “mustard yellow” to improve distinguishability:** Schell clarified that he wasn’t necessarily suggesting that “mustard yellow” be used, but that any color substitutions that make the districts more distinguishable would be helpful, especially on the smaller maps. Motion Schell, second Cooper that Ritter request of County Mapping that the next printing of the map replace one of the red tones with a more distinguishable color. Motion passed by unanimous roll call vote.
11. **Zoning Administrator report:**
 - a. **Review monthly update of Zoning Administrator Permit Activity Log:** Reviewed and discussed with no action taken.
 - b. **Approve monthly Zoning Administrator compensation:** Motion Cooper, second Strom to approve the ZA compensation for September 2020 at \$1,335.41. Motion passed by unanimous roll call vote
 - c. **Zoning Administrator new concerns to be discussed at a future meeting:** There were none.
12. **Committee concerns:** Cooper reported that carports and garages are not listed as permitted uses in either the Forestry & Recreation District (1.313) or the Forestry District (1.315) and wondered if that was correct or an error. Ritter will put this topic on a future agenda for consideration.
13. **Adjourn:** Meeting was adjourned at 6:25pm

Minutes prepared by chairman Ritter

VILAS COUNTY CERTIFIED SURVEY MAP NO.

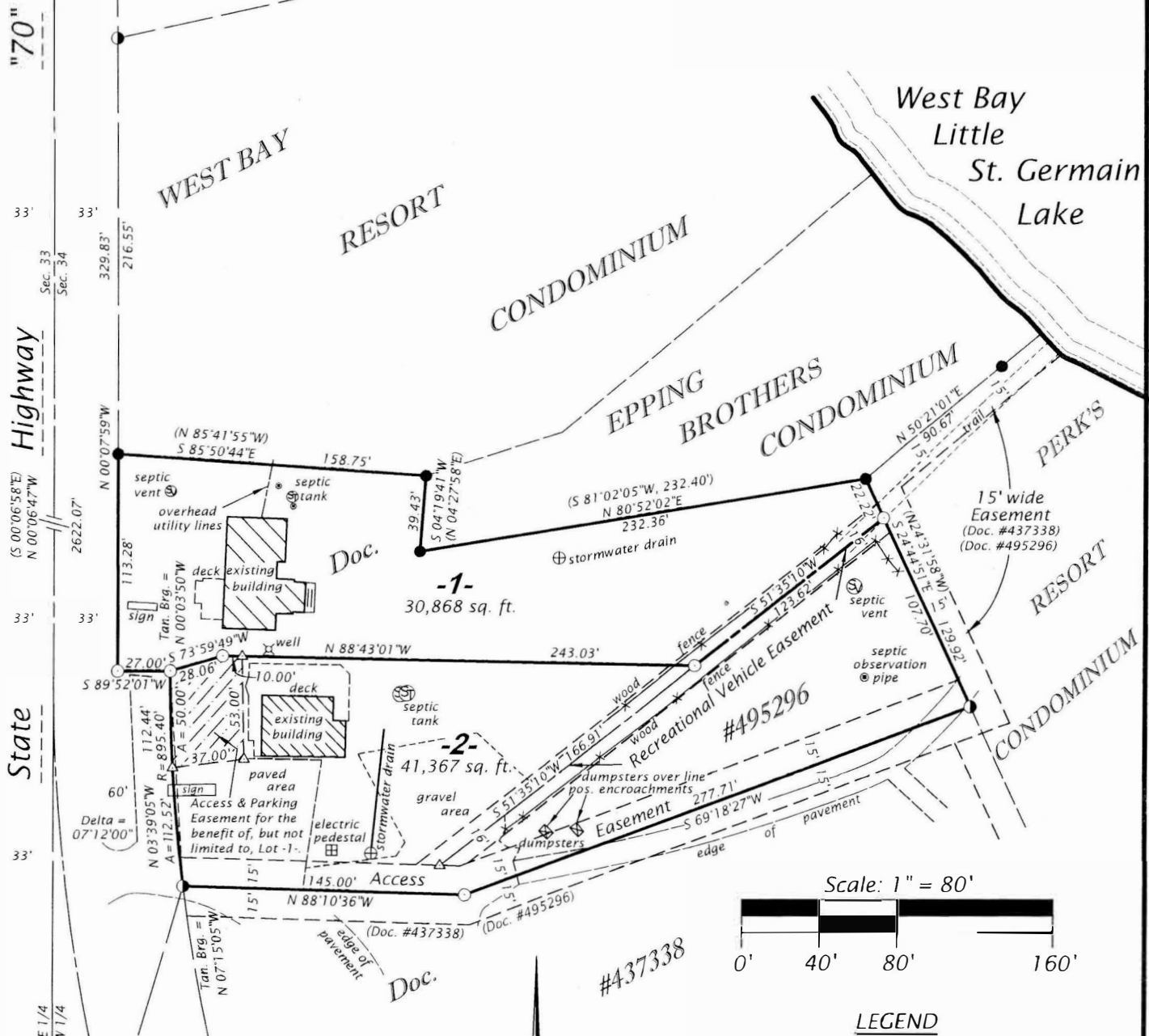
Survey nail in pavement
previously found in place.
Monument & witnesses have
been verified - see U.S.P.L.S.
Monument Rec. dated 1/19/05.



Part of
GOV'T. LOT 5
SECTION 34, T40N, R8E
Town of St. Germain
Vilas County, Wisconsin

PRELIMINARY DRAFT
FOR DISCUSSION PURPOSES ONLY

Professional Land Surveyor No. S-2335
Dated this 21st day of September, 2020



Bearings Vilas County Grid,
based on GPS survey data,
referenced to the west line
of the SW 1/4, Section 34,
bearing N 00°06'47"W.

LEGEND

- = 1.4" dia. iron pipe found in place
 - = 1.0" dia. iron pipe found in place
 - = iron pipe set, 1.0" dia. x 24" long,
weighing 1.13 lbs. per lin. ft.
 - △ = computed position, not monumented
 - () = previously recorded bearing and distance
- Monument sizes are outside diameter dimensions.
Other corner monuments are as noted.



Survey nail in pavement
previously found in place.
Monument & witnesses have
been verified - see U.S.P.L.S.
Monument Rec. dated 3/30/10.

WILDERNESS SURVEYING, INC.
Post Office Box 1111 - 8793 Earls Court
Minocqua, Wisconsin 54548
Tel. (715) 356-5100
www.wildernesssurveying.com

Map No. 20 - 22csm
File No. 13 - 34 - 408
Drafted by: C. Winkler
Sheet 2 of 2 sheets

VILAS COUNTY CERTIFIED SURVEY MAP NO. _____

Part of
GOV'T. LOT 5
SECTION 34, T40N, R8E
Town of St. Germain
Vilas County, Wisconsin

Register of Deeds

SURVEYOR'S CERTIFICATE

I, James L. Rein, Professional Land Surveyor No. S-2335, hereby certify that by the direction of Leslie Hiller, I have surveyed and mapped Lots 1 and 2, which are represented by this Certified Survey Map; that the exterior boundary of the parcel surveyed, divided and mapped is described as follows:

Lots 1 and 2, in Government Lot 5, Section 34, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the corner common to Sections 3, 4, 33 and 34, marked by a survey nail; thence N 04°25'23"E for a distance of 845.86 feet to the place of beginning, marked by an iron pipe on the easterly right of way line of State Highway "70" at the northwesterly corner of that parcel of land described in Document Number 437338.

Thence along the easterly right of way line of State Highway "70", along a curve to the right, having a radius of 895.40 feet and an arc length of 112.52 feet, being subtended by a chord of N 03°39'05"W for a distance of 112.45 feet to an iron pipe; S 89°52'01"W for a distance of 27.00 feet to an iron pipe; and N 00°07'59"W for a distance of 113.28 feet to an iron pipe at the southwesterly corner of West Bay Resort Condominium; thence S 85°50'44"E for a distance of 158.75 feet along the southerly line of West Bay Resort Condominium, to an iron pipe at the northwesterly corner of Epping Brothers Condominium; thence along the westerly and southerly lines of Epping Brothers Condominium, S 04°19'41"W for a distance of 39.43 feet to an iron pipe; and N 80°52'02"E for a distance of 232.36 feet to an iron pipe at the westerly most corner of Perk's Resort Condominium; thence S 24°44'51"E for a distance of 129.92 feet along the westerly line of Perk's Resort Condominium, to an iron pipe at the northeasterly corner of that parcel of land described in Document Number 437338; thence along the northerly line of that parcel of land described in Document Number 437338, S 69°18'27"W for a distance of 277.71 feet to an iron pipe; and N 88°10'36"W for a distance of 145.00 feet to the place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

That this Certified Survey Map is a correct representation of the exterior boundary of the lands surveyed and described; that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Vilas County Subdivision Control Ordinance and the Town of St. Germain ordinances in surveying, dividing and mapping same.

Certified at Minocqua, Wisconsin
this 21st day of September, 2020
WILDERNESS SURVEYING, INC.

James L. Rein
Professional Land Surveyor No. S-2335

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File No. 13 - 34 - 408
Drafted by: K. Gray
Sheet 1 of 2 sheets