

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

Minutes, Zoning Committee – July 26, 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 was Ryan Martin, the three applicants for the Conditional Use Permit. There were no virtual attendees.

3. **CUP hearing:** Ritter opened the public hearing for the Martin CUP application. The Town Clerk had received one written response to the public notice. That nearby property owner had no objection to the proposed garage replacement. Ritter had received one phone call from a neighbor also in support of the CUP. There was no other written public response and no verbal public response at the hearing.

Motion Cooper, second Schell to approve the Martin application for parcel 24-2330 at 1089 Gessert Road 70 with two conditions:

1. The building size is not to exceed 1,260 square feet and the building must be placed as described on the site plan accompanying the 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.

4. **Adjourn:** Meeting adjourned by Ritter at 5:37pm

Minutes prepared by Chairman Ritter

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: **Ryan Martin**

Application date: **06/11/2022**

Public hearing date: **07/26/2022**

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 **#24-2330**
Property address: **1089 Gessert Road**
Property legal description: **See Exhibit A**

2. The property is presently used for: **Single family dwelling with a 26' x 28' (728 square feet) detached garage.**

The applicant proposes to: **Removed existing garage and replace with a 30' x 42' (1,260 square feet) detached garage.**

3. 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

Ryan Martin
1089 Gessert Road
St. Germain WI 54558

Parcel Identification Number (PIN)

24-2330

- 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. The building size is not to exceed 1,260 square feet and the building must be placed as described on the site plan accompanying the 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

A parcel of land in Government Lot Three (3), Section Thirty-five (35), Township Forty (40) North, Range Eight (8) East of the Fourth Principal, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at a point where the South line of Government Lot 3 intersects the West Shore of Little St. Germain Lake and the meander corner; thence Westerly along the South boundary of Lot 3 a distance of 383.7 feet; thence Northerly at a right angle to the South boundary of Government Lot 3 a distance of 430 feet and which point is the PLACE OF BEGINNING of the land to be described; thence Westerly and in a straight line to intersect the East shore of Hiawatha Lake at a point 500 feet distant from the South line of Government Lot 3, measured along the shore line; thence Northwesterly along the shore line of Hiawatha Lake a distance of 100 feet; thence Northeasterly to intersect the West boundary of the Town Road at a point 300 feet Northerly from the Place of Beginning; thence Southerly and in a straight line along the Town Road to the Place of Beginning.

Together with an easement for access to Little St. Germain Lake as set forth and more fully described in Volume 279 Records, page 289 as Document No. 155093.