

TOWN OF ST. GERMAIN
OFFICE OF THE CLERK
P.O. BOX 7
ST. GERMAIN, WISCONSIN 54558
www.townofstgermain.org

MINUTES TOWN BOARD MEETING: January 11, 2022

- 1. Call to Order:** Chairman Tom Christensen called the meeting to order at 7:00 pm
- 2. Pledge of Allegiance**
- 3. Roll Call, Establish a Quorum:** Jim Swenson, Brian Cooper, Tom Christensen, Ted Ritter and Kalisa Mortag along with Jeanna Vogel town treasurer and June Vogel town clerk are in Room 4 with 5 community members and 5 community members via Zoom.us
- 4. Open Meeting Verification:** Mr Christensen noted that he had posted the meeting agenda at three locations in town on Saturday, January 8, 2022 before 7:00 pm.
- 5. Rezone Application for a parcel of land on Sunrise Lane, by GPS, Inc.**
 - a. Convene public hearing concerning the rezone application at 7:01 pm** Mr Ritter discussed process for meeting; will allow for public comments and board will then discuss and determine a conclusion. GPS would like parcel 24-1763-01 rezoned Community and Highway Business from Residential Low Density.

Becky Dunn – Parcel 24-2048 Against rezoning. Statement on file with the clerk.

Fred Radtke – Parcel 24-2049 Against rezoning. Statement on file with the clerk.

Duane Przbylski – Parcel 24-1762 Against rezoning. Area saturated with storage units, why break up residential area to do this? Safety concerns with traffic on curves on Hwy 70 with increasing traffic this will generate. Concerned about garbage laying around from this.

Beverly Przbylski – Parcel 24-1762 Against rezoning.

Jeanne Parrish – 24-2056 Against rezoning. Bought property as a retirement home for self that was for sale by Glenn Schiffmann. Rezoning will take the value out of property. Does not want to look at storage buildings, they are an eyesore. Lives close enough that will have to listen to the noise activity. It is a busy street. This will create spot zoning. What is the criteria for business – do they all have to be storage units? Are we trying to bring jobs to the community? Will DOT allow another drive in from highway?

Terry Duke – 8443 Northwoods Drive, Timbergate subdivision. Proximity is close to his neighborhood. Opposed to spot zoning. Sunrise is a frontage road (parallel to the highway). Tourist oriented area.

Glen Schiffmann – Rezone would allow potential ability to build mini storage units on property. This would be consistent with commercial use that is currently there (Gasco). Application is first step and that is to change the zoning. Second step would be required to get a conditional use permit. He believes there is a need for storage units. Mr Kiesow up on Highway 155, his property is adjacent to storage units, prefers them as neighbors. Renters are there for 15 minutes and then leave. They are not allowed to store items outside, no sales, no flea markets type events.

Mr Ritter clarified that all we are doing tonight is to look at rezoning parcel 24-1763-01. If the rezone happens, it does not give permit to build a storage unit. Zoning ordinance requires a conditional use permit which involves a very detailed site plan and a lot of things are looked at.
 - b. Close public hearing close public hearing concerning the rezone application at 7:35 pm**
 - c. Consider public input in response to the rezone application.**

Zoning committee does not take into consideration if the town needs more storage units. They looked at comprehensive town use plan. Chapter 7 pertains to future land use. First goal is to provide for a well balanced mix of residential, business, recreational and forestry users to serve the future needs of the community and to maintain the town as a desirable place to live and work, with objective #3 stating - Plan commercial development within the vicinity of STH 70 and 155 to clearly define a Town of St. Germain business district. Zoning committee minutes of December 1, 2021 – recommends rezone be approved including 2 other parcels to avoid spot zoning.

Discussion by the board on current zoning map and town comprehensive map. Property owner for parcels 24-1763 and 24-1761 that are recommended by zoning committee to change to community and highway business did not respond. Board would be interested in hearing what he has to say about his property being changed to avoid spot zoning or if he is against that.

- d. **Decide disposition of the rezone application** Motion by Cooper to table until Mr Baltus is contacted regarding rezoning his 2 parcels (24-1763 and 24-1761); second Ritter. Discussion: If amenable, another public hearing, public notice and notification to nearby residents would have to be completed. By voice vote: All in favor.

6. **Adjourn:** Mr Christensen adjourned the meeting at 8:01 pm

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