

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

MINUTES TOWN BOARD MEETING: February 8, 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 and Ted Ritter along with Jeanna Vogel town treasurer and June Vogel town clerk are in Room 4 with 8 community members and 1 community members via Zoom.us. Kalisa Mortag is absent.
- 4. Open Meeting Verification:** Mr Christensen noted that he had posted the meeting agenda at three locations in town on Monday, February 7, 2022 before 7:00 pm.
- 5. Recommendation by the Zoning Committee to rezone parcels 24-1763 and 24-1761**
 - 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.

Ella Baltus – Parcel 24-1763 and 24-1761 Supports rezoning all 3 parcels. Statement on file with the clerk.

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

Michael and Diane Etten – Parcel 24-1694 and Parcel 24-1696-12 Against rezoning. Correspondence of questions with Etten and answered by Ted Ritter on file with the clerk. Empty lot was bought to pre-serve nature, do not want to be next to commercial property. Feels that the property is now becoming commercial because they were left out of original zoning. Finds it an odd and peculiar approach to a residential area.

Fred Radtke – Parcel 24-2049 Against rezoning. Statement on file with the clerk. Fred commented on town comprehensive plan committee and zoning committee are the same individuals. Community will be ruined putting businesses in the middle of residential areas.

Duane Przybylski – 24-1762 Against rezoning. Would like to see a plan in place for CUP prior to rezone. Understands that is not the process.

Beverly Przybylski – 24-1762 Against rezoning. Concerned about watershed. Would like to see housing vs storage units.

Jeanne Parrish – 24-2056 Against rezoning. Feels this will be spot zoning. Bought property from Mr Schiffman and neither Mr Schiffman nor agent disclosed that there was potential of adjacent property being used for storage units. Feels her property value has decreased. Not opposed to progress in community.

Glen Schiffman – Apologized to Ms Parrish, however he sold the property through realtor and was not involved in showing/selling the property. He has lived in this community for 55 years. Owns multiple properties in St Germain. His company has standards on all the completed projects and others that he is associated with. Master land use planning of 20 years ago, these parcels were zoned commercial. Glen reviewed the next step, if the rezone passes, he then has to apply for a conditional use permit (CUP) and the town can deny or allow; imposing any restrictions to allow property to be used for storage units. He is aware of housing issues, now it is not financially sensible at this time to build multi-family homes. What he is proposing will not harm surrounding property or property value.
 - b. Close public hearing concerning the rezone application at 7:42 pm**
 - c. Consider public input in response to the rezone application.** Reviewed the town comprehensive plan and how a land use plan is statutory required. The first comprehensive town plan was developed in 2000 to be reviewed 10 years later. Town board in place of 2010 did not follow through. In 2019 it was brought to the board that they were statutory violation. The current board reviewed town comprehensive plan, scheduled a public hearing to make public aware that the town comprehensive plan was being changed. Committee members of zoning committee, 2 board members and 3 community members, is

following statutory requirements. It is state law when a party wants to rezone property to go through a process and that is what is being followed. Discussion by the board.

- d. **Decide disposition of the rezone application made by GPS, Inc, and the rezone recommendation made by the Zoning Committee concerning parcels 24-1763 and 24-1761.** Motion by Swenson to rezone parcels 24-1763-01, 24-1763 and 24-1761 to Community and Highway Business; second Christensen. Discussion: None. By voice vote: 3 in favor, 1 abstain.

6. Adjourn: Mr Christensen adjourned the meeting at 8:12 pm

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor