

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

**Minutes, Zoning Committee CUP Hearings
August 22, 2023**

1. **Call to order:** Meeting called to order at 5:33pm

2. **Roll call, establish a quorum:** Ted Ritter conducted the meeting from Room 4 of the Community Center with a virtual attendance option. Committee members physically present in Room 4: Ted Ritter, Brian Cooper, Jimmy Vogel, Beverly Przybylski and non-voting member – Zoning Administrator June Vogel (hereinafter referred to as ZA Vogel). Bob Schell was absent. CUP applicant John Shaltis attended by phone. CUP applicant Heather Koziatek attended in person.

5:33pm: Ritter opened the public hearing for the John Shaltis CUP application.

Public comments:

Julie Von Bereghy, parcel 24-1962; Against CUP, right across street, does not want to look at this, it is a residential area.

Marion Janssen, parcel 24-1811; Against CUP, does not want subdivision looking like a warehouse district. States property owner has a business and worried about road impact.

Wally Geist; Against CUP, unable to control what it is being used for.

Tom Brooks 24-1856-01; via email no issues with proceeding with building.

Committee considerations/concerns: Applicant intends to include equipment from his Lake Tomahawk business in the proposed garage. He also intends to construct a home on the same parcel. Using the building as a place of business would violate the Zoning ordinance. The storage building is to have a mean height of 17 feet which is 2 feet taller than allowed by the Zoning ordinance. Motion Cooper, second Przybylski to deny the application. Motion passed by unanimous voice vote.

6:12pm: Ritter opened the public hearing for the Heather Koziatek CUP application.

Public comments:

Ron Masters, parcels 24-1508-16, 24-1508-15, 24-1508-14, 24-1508-13; Residential area, thinks applicant will operate business from there.

Allan Dezeeuw, parcel 24-1508-10; via email no issues with proceeding with building.

Committee considerations/concerns: Applicant acknowledges this land parcel is also used occasionally for storage of business equipment, none of which will be kept in the proposed building. Mr. Masters owns several adjoining parcels to the east of this parcel, one one of which he intends to someday build a home on. Although Mr. Masters is opposed to this proposed

structure, the committee feels there is sufficient space on his other properties to construct a home without this building substantially impairing enjoyment of his property. Motion Vogel, second Cooper to approve the Koziatek CUP application for parcel 24-1508-12 with two conditions:

1. The size of the approved building addition shall not exceed 3,000 square feet and placement on the property is 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.

Motion passed by unanimous voice vote.

Meeting adjourned at 6:40pm.

Minutes prepared by Chairman Ritter