

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK
P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES SPECIAL TOWN BOARD MEETING: SEPTEMBER 23, 2015

1. **Call to Order:** Chairman Tom Christensen called the meeting to order at 6:03 P.M.
2. **Pledge of Allegiance**
3. **Roll Call, Establish A Quorum:** Tom Christensen, Marv Anderson, Alan Albee, Jim Swenson, John Vojta, Marion Janssen, Town Treasurer, Tom Martens, Town Clerk. There were also 15 other people in attendance.
4. **Open Meeting Verification:** Mr. Christensen noted that he had posted the meeting agenda at three locations in town on September 21, 2015 before 6:00 P.M.
5. **Approval of the Agenda:** Motion Anderson seconded Swenson that the agenda be approved in any order at the discretion of the chairman. By a voice vote Yes – 5, No – 0. Motion carried.
6. **Citizens' Comments:** There were none.
7. **Town Board Members' Concerns:** There were none.
8. **Discussion/Action Items:**
 - a. **Recommendation from the Fire Department concerning the purchase of a new tanker truck:** Fire Chief Tim Clark stated that the department had received four bids for the new tanker (tender) truck. However, two of them did not submit bids as requested. The department decided to accept the lower remaining bid from UST Fire Apparatus from Delavan, Wisconsin. The bid was for \$232,419 including a 90 degree left & right swivel rear dump, an attached portable pump, and a louder siren. Mr. Clark stated that the department would like to keep the old tender truck. The association would pay for a new tank on the truck. Ms. Janssen stated that there is about \$158,000 in the fire vehicle account. There is an additional \$5,000 in the fire department restricted account. Mr. Christensen stated that although the electors approved a three-year levy of \$60,000 towards a new vehicle, the money had to be approved annually at the special elector meeting in November. There is no guarantee that they will do it again this year. He also stated that he didn't know why they wouldn't approve it again this year. Mr. Albee said that he does not want to borrow for the truck. The new tender truck has a poly tank which has a lifetime guarantee, as long as the town owns the truck. Mr. Anderson thought that the board should wait until November to see if the electors approve the \$60,000. Mr. Albee said that the board could easily come up with the money if the electors did not approve the \$60,000 and did not want to delay making a decision. Motion Albee seconded Christensen that the town purchase the new tender truck from UST Fire Apparatus for \$232,419 with funds coming from the equipment fund, the fire department restricted account, the \$60,000 from the electors, if approved, with the remaining \$9,000 to be determined. By a voice vote: Yes – 4; No – 1. Motion carried.
 - b. **Final Plat – Section 26, T40N, R8E – Government Lot 5 & 6 – A change needed to be made so one of the property lines have moved so the plat needs to be reapproved:** David Konopacki stated that the plat map had been redrawn to show that the woodshed was 15' from the side lot line to meet the town's setback requirements. Motion Anderson seconded Swenson that the revised

certified survey map for a Prt. of Gov't Lot 5 & 6 in Section 26, T40N, R8E, for Louis Mirek be approved. By a voice vote: Yes – 5; No – 0. Motion carried.

- c. Proposal from Becker/Hoppe Engineering firm to provide an onsite walk-through review of the condition of the Red Brick Schoolhouse:** Mr. Anderson reported that he had met with Connie Conrad and Rick Schroeder from Becker & Hoppe last week while he was in Wausau. Ms. Conrad had contacted Mr. Martens concerning the Red Brick Schoolhouse. Mr. Schroeder works with projects such as the Red Brick Schoolhouse preservation and restoration. Mr. Anderson stated that Mr. Schroeder volunteered, at no cost to the town, to come to St. Germain to walk through the schoolhouse to give an unbiased opinion of the school. Mr. Schroeder could then provide a rendering of what he thought the corner could look like with the Veteran's Memorial and the Red Brick Schoolhouse or whatever he might suggest. Beyond the initial visit, there will no doubt be a cost. Mr. Christensen said that there needed to be a long range plan and use for the building. Mr. Albee said that there also need to be cost estimates for other alternatives. The consensus of the board is that Mr. Anderson should schedule the meeting. Mr. Anderson will schedule a meeting with Mr. Schroeder. Mr. Anderson asked if Mr. Martens would also attend.
- d. Zoning change for the lot located at 1030 Old Hwy 70 from "Residential – Low Density" to "Community & Highway Business".** The town board reconvened at 7:37 P.M. after the public hearing for the Chris Marion rezone request. Ms. Janssen stated that if the board approves of the rezone, Mr. Marion still needs to apply for a conditional use permit since storage buildings are not a permitted use in the community highway business zoning district.

Mr. Christensen asked where on the lot Mr. Marion intended to build the storage buildings. Mr. Marion said that the lot dropped off towards a swamp. He needed to build the buildings closer to the corner of STH70 and Old Hwy. 70. Mr. Christensen stated that in his opinion, he saw no reason to deny the request.

Mr. Martens stated that the only testimony, other than from Mr. Marion, that the town board heard at the public hearing was against the rezone request.

Mr. Anderson said that he thought that it was an oversight that Mr. Marion's lot had been zoned as residential low density since other lots in the area are zoned community highway business.

Mr. Albee said that he thought that it was unfair to the neighboring lots to change the zoning when the owners of those lots were opposed to the change.

Mr. Vojta thought that the zoning map was not a mistake. He thought that the intent was for the lot to be zoned as residential low density.

Mr. Swenson stated that since there was no access off of STH70 as there is with the other lots that are zoned as community highway business, he thought that the intent was for the lot be be zoned as residential low density.

Motion Anderson seconded Christensen to approve the rezone request from Chris Marion to rezone parcel #24-2520 from the residential low density zoning district to the community highway business zoning district. By a roll call vote: Mr. Anderson – Yes; Mr. Swenson – No; Mr. Vojta – No; Mr. Albee – No; Mr. Christensen – No. Motion failed.

- 9. Set Special Town Board Meeting date and time to review ATV/UTV proposal for the use of town roads and property:** There will be a public hearing concerning the ATV/UTA proposal for the use of

town roads and property on Friday, October 16, 2015 at 6:30 P.M. There will be a special town board meeting immediately following the hearing to make a decision on the request.

10. Adjourn: Motion Vojta seconded Albee that the meeting be adjourned. By a voice vote: Yes – 5; No – 0. Motion carried. Meeting adjourned 8:00 P.M.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor