

MINUTES
Ordinance No. 2024-003

Public present: Chief Jeff Bonikowske, Fire Department, Kevin England, Alex Zielinski, Public Works Superintendent, Dennis Zimmer, Shirley Prudhomme, Kwik Trip Staff, Rudi Jensen, Utility Superintendent (via zoom)

1) **Call to Order:** President Amy Grandaw called the meeting to order at 4:30pm.

2) **Roll Call:** Members present: President Amy Grandaw Trustee Michael Strandt
 Trustee Ginger Deschane Trustee George R. Gocht
 Trustee Stew Swanson Trustee Cory Siebert
 Trustee Jeff Dorschner (arrived at 4:43)

 Also present: Clerk/Treasurer Kaitlin Deschane

3) **Adoption of Agenda:** Motion by Trustee Ginger Deschane, seconded by Trustee Stew Swanson, that the agenda be adopted as presented. Ayes: 6, Nays: 0. Motion Passed.

4) **Verification of Notice & Publication Requirements:** The notice of hearing for the ordinance were posted and published on March 27th and April 3rd, 2024, in accordance with state law and mailed to property owners within 100 ft of the property.

5) **Public Input on Proposed Ordinance No. 2024-03:** rezoning classification for property located at 350 Deschane Ave in the Village of Crivitz from B-3 Highway Business District to Conservation Subdivision: There will be 35 single family houses (4 to be build this year) inside a TIF which is why the property owner would like the property in a conservation subdivision to keep the number of required homes per acre lower. The property will be 2 bed/2 bath 1350 sq feet and 3 bed/2 bath 1700 sq feet.

Denise Zimmer: How much of the property will be conserved? About 1/2. Will the conserved land be open to the public? Possibly but not currently. About the lines on the map/rivers will they dry up his pond/island. Not that we are aware of. Will hunting happen on that property? No hunting is not allowed. Will there be flags showing where their land ends and mine begins? We are not sure but any property can put them up if they wish. Will there be village sewer and water? Yes. Will that be added right? Potentially we are currently in negotiations. What is the setbacks? Minimum rear setback is 20ft but the owner may ask for a variance.

Chief Bonikowske: Will the cul-de-sac be big enough for a Fire Truck? Yes and the road will be paved. With the road's width being small then standard what happens if the developer wants to make it a public road? We are developing an agreement that makes him responsible for the road.

Kevin England: Will the drainage be fixed? The developer is trying to keep it natural but county will be involved as well as the DNR to hopefully make the problems better. Will this development affect my trees? The trees on your property no. How will this affect my property being in the Town of Stephenson? It does not change unless you request the Village annex the property.

7) **Adjournment:** Motion by Michael Strandt, seconded by Stew Swanson, to adjourn the hearing at 4:54pm. Vote: Ayes:7, Nays:0, Abstentions:0. Motion Passed.