

Village of Withee

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PUBLIC HEARING

The Village of Withee Board met on August 10, 2026, at 6:15 pm in the Municipal Building, Conference Room, for a Public Hearing.

President Pro Tem Shelton called the meeting to order. Roll call was answered by Shelton, Trustees Amacher, Kroeplin, and Kalepp. President Klabon was absent. Also, in attendance were DPW Derek Schad, Cindy Cardinal, Jane Erl, and Forward Bank representative, Dave Krause. Clerk Niemi recorded the minutes.

A Kalepp/Kroeplin motion to open the public hearing for comments about changing the zoning at parcels 191.0036.001, 191.0037.000, 191.0038.000, and 191.0039.000 from R-1 Single-Family Residential to R-2 Multi-Family Residential carried with all ayes. Dave Krause, Commercial Lender with Forward Bank, said the vacant lots to the west of the municipal building were owned by the State Bank of Withee, becoming Forward Bank's as part of the acquisition. He said they plan to build a 30'x 76' prefab duplex from CAVCO with 2-3 bedrooms and 16'x 24' detached garages on either side by October 2026. The front of the unit will be 40' from 1st Street for a long gravel driveway and landscaped yard. The rent will be approximately \$1,000 per month per side. Forward Bank hopes the 3-bedroom option will attract families with children to get more students enrolled at our school.

For the second unit, which is closer to the municipal building, a stick-built three bedroom per side duplex will be constructed on a slab. There is a hump on the property which Forward Bank needs to excavate and level. Also, an electric pole needs to be relocated about 40 feet to the east since homes can't be built under a power pole. Krause isn't sure when the construction will start on the second unit. Krause estimates the total investment for the two units to be around \$700,000, for low to moderate income pricing.

Jane Erl asked if the Village taxes are paying for the units. Krause stated that the bank is paying for everything. Erl asked why the bank didn't sell the lots to others to build. Krause said that is a possibility and that the bank hopes to sell the units within 3-5 years as a rent-to-own. Trustee Amacher asked if Forward Bank has other properties and someone to manage them until sold. Krause replied that there are a duplex and a single-family residence rented in Marshfield managed by Success Realty. Deb Conway from Forward Bank will manage the Withee units.

An Amacher/Kroeplin motion to close the public hearing carried with all ayes. A Kalepp/Kroeplin motion to adjourn the public hearing at 6:27 pm carried with all ayes.

Ellen Niemi
Village Clerk