

**TOWN OF MENOMONIE  
PLAN COMMISSION MEETING**

**THURSDAY**

**October 28, 2021**

**TIME: 7:00 PM**

Kent called the meeting to order at 7:00 PM

Members Present: Kent, Charisse, Scott, Lisa, Robert and Tom

Absent: LaMont

**Approval of the September 2, 2021 Minutes**

- Lisa made a motion to approve the minutes. Scott 2<sup>nd</sup> Carried.

**Public Comment**

- None

**CSM Special Exception Request - Robert Rosendahl**

Robert Rosendahl along with surveyor, Kevin presented a Special Exception request to survey off the original farm residence located on 429<sup>th</sup> Street. The existing home will be on 1.5 acres. Lot 1 would encompass the existing structure, the septic sits in the NW corner. Lot 2 doesn't fall under the sub-division ordinance so no zoning change.

Lisa clarified where the new lines would be, the committee reviewed the map.

- Lisa made a motion to recommend the Special Exception Request to the Board for approval, Tom 2<sup>nd</sup> Carried.
- Frank will add this to the Regular Board Meeting Agenda on 11/9/21.

**Idella Ridge Subdivision Conceptual Consult Review**

- Robert addressed the Commission with news that he will be withdrawing this conceptual plan at this time due to soil testing information he had just received earlier in the day. He had 36 soil borings done and some of the soil will not perk. Some of the soil on that property is not suitable for septic systems. He will be redoing his development plan with 5 acre lots and asked to be put on the agenda next month where he will present a new conceptual review.
- Craig Fregine, a neighboring property owner addressed some concerns. Stating that farms and houses don't go together. This development will be a drastic change to his home area. More people around, more problems, walking pets and pets getting out.

Robert answered by saying that the Township requires Lots to have 30% green space where his objective would be to have paved trails perhaps a park and the idea would be they would be contained to the development area. He then stated this area is zoned General Commercial, it could be developed as a warehouse or a factory, wouldn't you rather have 25-30 homes? He asked how does our community grow if we don't develop it? He stated we all have to work together.

- Brandon Ruppel, a neighboring property owner also had concerns to address. He said the creek on his property has been dropping, and questioned what this devolvement would do to his water table and his well? He has concerns about the railroad tracks and all of the additional traffic. He does not want to see duplexes built as they aren't maintained at the same level as single-family homes. They don't have the pride ownership and are not maintained well. Kent stated that General Commercial allows for duplex rentals whether single-family is built or not. Seven years ago, the Commission held many public meetings on zoning and at that time, the zoning had been changed to allow growth and development in the Township. Robert stated that the Railroad maintains the tracks and signs, they had it documented that only 35 to 50 cars pass those tracks a day. Even with the development of 46 homes with 3 cars each they would still have less than 500 cars a day, still below count in regards to putting up crossing gates and lights. It is not the County, Townships or Neighbor's responsibility to address that it's the Railroads. Robert then went on to address the water concern, stating that wells would use far less water than a single pivot a farmer uses to water his fields. He also said sight visibility will increase as the new road would bring down the current hill. He said he has to comply with all laws to get approved.
- Teresa Bowen stood to offer her opinion stating that she has a different perspective. There isn't enough housing near Menomonie. She'd be happy to move her parents here. It's a beautiful area near town where we can put some housing in that is desperately needed. If we want our community to grow, we need to add more housing.
- Tom asked if he Robert would be zoning this as R2, he acknowledged he would be going after R2 Zoning.
- Mike Kneer asked about the price point of single-family home vs a twin home and profitability to the developer.
- The conversation got side tracked as to what the property was sold for, where Lisa interrupted and said we would not be discussing the sale price, nor should the developer need to defend his profits. This meeting is to look at a conceptual plan.
- Kent closed the discussion at this time. We will have a new meeting next month where the redesigned concept will be shared.
- At this time, Robert withdrew his request of the current Conceptual Design and Plan.

### **Miscellaneous**

- None

### **Set Next Meeting**

- The next meeting was set on November 18<sup>th</sup>, 2021 at 7pm.

### **Adjourn**

- Lisa made a motion at 8:20 PM to adjourn, Scott 2<sup>nd</sup> Carried

Charisse Sutliff, Clerk