

**TOWN OF MENOMONIE
PLAN COMMISSION MEETING
THURSDAY
November 18, 2021
TIME: 7:00 PM**

Kent called the meeting to order at 7:00 PM

Members Present: Kent, Charisse, Matthew, Tunde, Lamont, Lisa, Robert and Tom

Absent: None

Approval of the October 28, 2021 Minutes

- Lisa made a motion to approve the minutes. Tunde 2nd Carried.

Public Comment

- None

Idella Ridge Subdivision Conceptual Consult Review

- Kent addressed the commission and all public stating that this will be a structured meeting where Kevin and Bob will address the Committee not the public. He will allow them time to present and then will open it up for questions that will be addressed to the committee. This will not be an open forum for conversation back and forth. He stated this is a conceptual review, the next meeting set will be for the purpose a preliminary approval where it then goes before the Town Board pending approval.
- Kent asked Bob Rosendahl to present his revised concept. Kevin had print outs on display and announced the new plans had 26 lots between 1 acre and 2.94. There is 14 acres of green space with 30' buffers to connect all green space.
- Kevin from Cedar Corp further discussed the map on display showing there was a cul-de-sac with driveways further apart to allow for snow removal and the mailboxes would be grouped together. The pink area was the potential CSM Lot and the green areas on the map are where the land had not perked out. The gold areas indicated where the lot broke apart from the old farm house and where mini storage units would be built.
- Greg Proise asked where the driveway to BB would be and questioned the visibility. Kent let him know that there was 450 ft each way with a 45-mph speed limit. Also, Dunn County Zoning had approved the preliminary design.
- Craig Fregine again wanted the committee to hear the impact this development would have on existing neighbors in regards to concerns with more people, walkers, and pets. He wished more people would have shown up to protest this. He is also concerned this land is wet lands and that the homes are sure to have water issues in their basements.

- Brandon Rupel spoke up and stated the amount of housing with increase traffic on the roads 4-10 times and with all of the construction the roads will deteriorate faster than the Town can keep them up.
- Teresa Bowen stated that no matter where new houses are built somebody will always not like it, but she does believe Menomonie needs more housing and she likes the plans.
- Kent closed the meeting for discussion.
- Kent reviewed the Decision-Making Criteria with the Commission and asked, does this Subdivision meet our guidelines; is it consistent with the objective of further growth?
- Lisa stated she feels it is consistent and agreed we have a strong need for housing. She also stated that if we decline this, it is possible because it is so close to the City of Menomonie and it is zoned General Commercial, that they could petition to have the property rezoned with the City and eventually the development may go through and the township would lose out on all of the tax revenue.
- Matthew asked the developer how they gauge a need for housing, is there a metric they use? Bob answered by saying that he speaks with realtors in town. They are selling homes as fast as they list them, showing a need.
- Tunde stated he was happy to see the number dropped to 26 homes from the original 40+ plan. He asked how the water is determined safe for drinking. He asked if at the next meeting they can provide confirmation/testing that the water has been tested.
- Lisa made a motion to approve and move forward with the review. Tunde 2nd, Kent asked if any were opposed, no committee members were opposed.

Miscellaneous

- None

Set Next Meeting

- The next meeting was set for Tuesday December 28th, 2021 at 7pm.

Adjourn

- Tom made a motion at 8:39 PM to adjourn, Tunde 2nd Carried

Charisse Sutliff, Clerk