

**TOWN OF MENOMONIE
PLAN COMMISSION MEETING
THURSDAY
JANUARY 27, 2022
TIME: 7:00 PM**

Kent called the meeting to order at 7:00 PM

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

Absent: Lisa and Tunde

Approval of the December 28, 2021 Minutes

- Matthew made a motion to approve the minutes. Tom 2nd Carried.

Public Comment

- None

Rezone request/review for Idella Ridge Development/Bob Rosendahl

- Bob presented his Plat that had been approved. He is requesting a rezone from general commercial to R2. He has not decided if he will build 13 Twin Homes or 26 Single Family Homes but the density doesn't change. He stated he would only build duplexes if the zoning did not get approval – he does know that he will not mix single family with rentals/duplexes. From his experience, he knows these do not mix.
- He let us know that he is working with the Highway department on lot 16. There are some sight line issues for the driveway. As drawn, it is 17 feet short of what is needed. He may need to remove some foliage and is working it out with the acting Highway commissioner.
- Brandon Ruppel asked about water drainage. Bob has worked with the Engineers and shown he has met all requirements, if not exceeded expectations.
- Bob discussed that the Rail Road Department requires 300 ft sight line and he has removed trees to be in compliance with that. The neighboring properties have not done this.
- Brandon Ruppel addressed the Board and Bob and offered his personal apologies for being emotional about this development. He said on this rural country block the zoning of Agriculture, R2 and Commercial all meet. It is difficult and he doesn't want to be looking at warehouses.
- Bob acknowledged his concern and stated it is always a tough decision as to where to build. He also noted this development is profitable to the Township. Change is hard. It would be most profitable to him to build Duplex houses at rent for \$1600 each, but he started working with the Township back in October and because of the Board, what the Chairman wants and for him to fit into a community he has lived in for over 25 years he

is offering this development plan. If the zoning is not changed and stays commercial, he will build duplex homes on it.

- Tunde stated he thinks this is positive for the County and the neighborhood it will create. He asked that it be looked upon positively by the members.
- Tom made a motion to approve the zoning change from general commercial to R2. Tunde 2nd. Matt and Kent were in favor, Robert voted to abstain.
- This will go before the Town Board on Feb 8th, 2022.

Miscellaneous

- None

Set Next Meeting

- The next meeting was set for Thursday February 24, 2022 at 7pm.

Adjourn

- Tom made a motion at 7:28 PM to adjourn, Kent 2nd Carried

Charisse Sutliff, Clerk