

**TOWN OF MENOMONIE
PLAN COMMISSION MEETING
THURSDAY
May 25th, 2023
TIME: 7:30 PM**

Kent called the meeting to order at 7:26 PM

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

Absent: Lamont and Matthew

Approval of the January 26th, 2023 Minutes

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

Public Comment

- None

Traxler CSM -Fast Track Request

- Property Owner: Eugene and Pat Traxler at N7164 330th Street, were represented by Surveyor; Steve Kochaver. This is a straightforward 5-acre CSM off of an existing 40-acre parcel. The purpose of this survey is to create a building lot for the Traxler's grandchildren. They intend to construct a new residence on the 5 acres in the coming months. There are some wet soil indicators noted on the CSM which are required to be shown per the County ordinance. There are plenty of buildable areas towards the east portion of this new lot. The site is far enough away from Annis creek that no shoreland zoning regulations apply. The driveway is proposed to be on the very northerly portion of this lot running from 330th Street east to the building site. There is 30% green space. Steve asked this to be approved as a fast track.
- Tunde stated that based on usage and review, assessment with the detailed information and noted they followed all regulations he made a motion to recommend the CSM to the Board. Scott 2nd Carried.

Pelnar-preliminary discussion of possible rezone and subdivision:

- Lisa Pelnar addressed the Commission and presented a map of her property. She is in the early planning process to build a home for her mother on her property. She would like to build a total of four duplex homes. This would require a zoning change from general ag to R2. She feels this plan fits the townships expansion for housing. She will need a permit off of Hwy 12 for a driveway. This would not be a sub division; each plot would be off a shared driveway.
- Tunde asked about wet lands and if the property was far enough off from it? Lisa said it was.

- Kent mentioned he thought that access off of Hwy 12 would be difficult as she would require a State Permit. If the permit was not approved, it would kill the project.
- Kent acknowledged she just wanted to get suggestions from the commission. She should move forward with providing letters to her neighbors. The Town requests notification to all within 1000 ft.
- Lisa has hired a surveyor out of Eau Claire to request zoning change. Tunde said to keep us updated.

Miscellaneous

- Kent welcomed Scott Frederick to the Commission and thanked him for being willing to serve. He looks forward to working together.
- Kent also said if anyone had a chairman in mind, he is looking to replace his post as he is now Town Chairman.

Adjourn

- Lisa made a motion to adjourn at 7:52 PM Tunde 2nd Carried

Charisse Sutliff, Clerk