

**TOWN OF MENOMONIE  
PLAN COMMISSION MEETING**

**THURSDAY**

**January 26, 2023**

**TIME: 7:00 PM**

Kent called the meeting to order at 7:00 PM

Members Present: Kent, Lisa, Tom and Matthew. Charisse, Clerk.

Absent: Tunde, Lamont and Robert

**Approval of the December 1, 2022 Minutes**

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

**Public Comment**

- None

**Rezone request for WILARL Enterprises Inc. N5729 410<sup>th</sup> St. from General Agricultural to General Commercial:**

- Rich Ellefson presented a request to rezone the property at N5729 410<sup>th</sup> Street, Menomonie from GA – General Agriculture to GC – General Commercial. The purpose of this zoning change request is to rectify a mapping error made in 2014 which changed the zoning of this parcel from Commercial to GA.
- This property has been operated as a restaurant, event center, meeting facility, bar and grill since 1993 and at on time was known as “Fuzzy’s”.
- This error was discovered as the property was being put on the Market for sale. United Way has been using the space to run their C3. They don’t have the funds to go through with the purchase of the property and their contract expires the end of January. WILARL Enterprises plans to put the property back on the market for sale.
- Mike Kneer stated that Rich and Earl had come to the County Planning Committee and the PRD will make a decision (on the C3 using the space) next week.
- Ann from Dunn County Zoning wrote a recommendation of the property.
- The Liquor License has been maintained. The space has been rented along with Mason Chuck’s BBQ using the commercial kitchen.
- Robert acknowledged, there was an error or accident made in the zoning.
- Frank stated back when the Township worked through and zoning, 100s of hours were spent and yes, he agrees an error was made in 2014.
- Tom said tonight we correct an error. We can’t foresee what requests will come in the future of this space.
- Lisa asked if this was considered a rezone. Kent said yes.
- Robert said the area is surrounded by agriculture, was it an error or did they make the right decision?

- Lisa made a motion to recommend the rezone of N5729 410 Street. Matthew 2<sup>nd</sup>.
- Further discussions took place on whether or not this was an intentional rezone or an error made. Robert thought it should remain agriculture.
- Mike mentioned he received a call of concern from Jerry Odness who was skeptical of what might happen should the property be sold as commercial. The surrounding neighbors are not interested in an apartment building being built there.
- Kent mentioned we have open commercial areas that have remained vacant in the Township. This spot has always operated as a Bar and Grill and should be able to sell as such.
- Kent called for a vote on the motion of recommendation: Lisa, Matthew and Tom recommended; Robert was opposed.
- This recommendation will go before the Town of Menomonie Board to approve/deny the rezone.

### **Open Discussion**

- Lisa asked if the liquor license would transfer to new owners. Frank answered that the license does not transfer. New owners would need to apply for one. Currently, Earl keeps his current for possible ball tournaments, picnics and the commercial use is for the meat processing.

### **Adjourn**

- Matthew made a motion to adjourn at 7:36pm. Tom 2<sup>nd</sup>. Carried.

Charisse Sutliff, Clerk