

**TOWN OF MENOMONIE
PLAN COMMISSION MEETING
THURSDAY
DECEMBER 4th, 2025
TIME: 7:00 PM**

Scott called the meeting to order at 7:01 PM

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

Absent: None

Approval of the October 23rd Minutes

- Matt made a motion to approve the minutes from 10.23.25 Tunde 2nd Carried.

Public

- None

CSM

- Klatt (2) Ron Jasperson with Auth Consulting presented a fast track for Kevin and Lynn Klatt. It's zoned general ag; there is an unnamed stream. There are some wetlands on lot, but the structures are not in the wet land. Lisa made a motion to approve the CSM, Matt 2nd Carried.
- Klatt's second CSM was presented to expand the lot to the North by about 180 feet, Ron requested another fast-track process. Both CSMs have been sent to the County already and passed pending Town approval. Lisa made a motion to approve, Tom 2nd Carried.
- Ockler (1) Ron presented William Ockler's CSM, he is sectioning off a lot. General Ag with green space indicated in wooded steep area. Tunde made a motion to recommend the CSM, Matt 2nd Carried.

Work on 2025 Comprehensive Plan

- Josh Miller from Cedar Corp was present and together with the commission reviewed the Land Use Maps and the Draft of the Land Use Chapter. Josh thought that the maps are the most important part of the plan and thought we should spend some more time on the maps.
- Population and household projections data will not be updated by the State by the time completion of the plan is needed. We will have to use the information we have today, knowing that we will need future growth.
- Discussions were had on how County Zoning aligns with the Town and the Town's future growth plan. It was recommended that we run our plan through the City of Menomonie for input and represent our interests. Scott mentioned we would like the addition of R2.

It was discussed to use more generalized zoning. This is just what we would like to see, we won't be changing zoning. Future zoning changes must be consistent with our plan.

- The Commission referred to the map and continued discussions on how the plan should reflect growth for R1, R2 and commercial areas. Scott disagreed with where some commercial growth was indicated. Josh discussed population density and tax value on properties. Conversations continued between the group and shared opinions as to where growth made sense. The breakdown was that the high density is going to be R2, the medium will be 1-5 acres, and the low density will be 5-8 acres.
- Josh will update the map, and have it reviewed and then send it to the city for a second set of eyes to see if they see something different.
- Josh discussed the plan for the Open House on February 26th at 7pm. Next month we have our guest speakers from the County share housing data.
- The Land Use chapter will be sent out to the Commission.

Open Commission Discussion

None

Next meeting will be held January 22nd, 2026, at 7pm.

Adjourn:

- Lamont made a motion to adjourn at 8:08pm Tom 2nd Carried

Charisse Sutliff, Clerk