

## TOWN OF RED CEDAR MINUTES - Planning Commission

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The Planning Commission meeting was held at the Red Cedar Town Hall, E6591 627<sup>th</sup> Avenue, Menomonie, WI on **Wednesday, November 16, 2016 at 6:30 p.m.**

1. ROLL CALL/CALL TO ORDER. At 6:30 p.m., Chairman, Leon Herrick, called the meeting to order. Present were Vice Chair, Susan Harrison, members Chad Haldeman and Ron Prochnow, and alternate, Marge Hebert. Clerk/Secretary, Cheryl Miller, was also present. Member, Bob Cook, was absent.
2. MINUTES: *Without objection, Susan Harrison moved to approve the Minutes of the October 25, 2016 meeting.*
3. PUBLIC COMMENTS. None.
4. PUBLIC HEARING: *The Chairman called the Public Hearing to Order.* A public hearing was held on Debra Gotlibson's request to rezone a 4.360 acre property, or a portion thereof, from GA to R2 (E7322 N. Co. Rd. E, Elk Mound, WI – PT. NW SW (3.63) PT. SW NW (1.37) PT. LOT 1 CMP 1604 EXC. 1271/104 (R/W), T28N, R12W, S12). The Clerk/Secretary verified that a Class 2 notice was published in the Dunn County News, and all neighbors and interested parties within 500 feet of the property line were notified of the Public Hearing by mail. Deb Gotlibson and three family members appeared on her behalf. No neighbors or other interested parties appeared. Debra explained she wanted to rezone her property and then survey off an acre or more so her brother, Dennis, could build a shed/house dwelling on the smaller parcel. The Dunn County Zoning Office informed her that in order to do this, the property classification would need to change from Ag to residential since her Ag property cannot be split under the new zoning ordinance. Discussion had. *The Chairman then closed the Public Hearing and adjourned to the regular meeting.*
5. BUSINESS:
  - (a) Discuss, consider, review, and act on Gotlibson rezone request, including a recommendation to the town board to approve or disapprove a proposed Comprehensive Zoning Ordinance amendment to rezone the property from GA to R2, and to amend the official zoning map of the Town of Red Cedar reflecting same. *Motion by Chad Haldeman to recommend that the Town Board approve a rezone of the 4.360 acre parcel located at E7233 N. County Road E in Elk Mound from GA to R2; motion seconded by Susan Harrison. None opposed. MC*
  - (b) Discuss, consider, review, and act on a CSM dividing a parcel, being a part of lot 2 certified survey map number 3657, volume 17, page 107 of certified surveys, located within the NE ¼ of the SE ¼ of S28, T28N, R12W (James Mars, N5459 648<sup>th</sup> St., Menomonie), including a possible recommendation to the town board with respect to same. Surveyor, Steve Kochaver, appeared on behalf of the applicant. Proper paperwork and fees were submitted. Density for the GA property was discussed, and this would be the last split allowed on this 10-acre property under the County's current zoning ordinance. *Motion by Susan Harrison to approve the CSM as presented; motion seconded by Chad Haldeman. None opposed. MC.* The Planning Commission Chairman and the Clerk/Secretary signed the CSM.

(c) Update of Town Subdivision Ordinance, including a possible recommendation to the town board with respect to same. The proposed ordinance was reviewed. Certain changes were discussed and requested. Cheryl will make the corrections and send the draft ordinance to the Town Attorney for preliminary review and return prior to the December Planning Commission meeting. A copy will also be forwarded to Susan.

(d) Updates on applications for individual ordinances. Susan continues to work on these items.

6. COMMUNICATIONS/ANNOUNCEMENTS. None.

7. UPCOMING AGENDA ITEMS. Subdivision Ordinance and CSM for John Cook

8. ADDITIONAL RECOMMENDATIONS OR REPORTS TO THE TOWN BOARD. Status of the proposed Subdivision Ordinance to be reported to the Town Board.

9. SET NEXT MEETING DATE. The next Planning Commission meeting was set for Tuesday, December 20, 2016 at 6:30 p.m.

10. ADJOURNMENT. *Without objection, the Chairman, Leon Herrick, adjourned the meeting at 7:47 p.m.*

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*(The Minutes are subject to review and approval at the next, regularly scheduled Planning Commission meeting )*

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Cheryl Miller, Clerk/Secretary

Dated: November 26, 2016