

TOWN OF RED CEDAR MINUTES – Planning Commission Meeting

A **Planning Commission** meeting was held on Tuesday, October 16, 2018 at 6:30 p.m. at the Red Cedar Town Hall, E6591 627th Avenue, Menomonie, WI.

1. ROLL CALL/CALL TO ORDER. At 6:30 p.m., Chairman, Leon Herrick, called the meeting to order. Present were Bob Cook, Chad Haldeman, and Cheryl Miller, Secretary/Clerk. Susan Harrison, Ron Prochnow, and Marge Hebert, Alternate, were absent.
2. MINUTES. *Motion by Chad Haldeman to approve the minutes of the September 18, 2018 Planning Commission meeting; motion seconded by Bob Cook. None opposed. MC*
3. PUBLIC COMMENTS. None.
4. PUBLIC HEARING: Bob Rosendahl – rezone request (3.02 acre parcel, 490th Ave. near Co. Rd. J, CSM 3558 being part of the north ½ of the fractional NE ¼ of Section 6, T27N, R12W, PIN 024-1114-02-040, from GA to R2). At 6:40 p.m., Leon Herrick called the public meeting to order. The applicant and six residents were in attendance. Residents had concerns that multi-family housing would be built. Discussion had on differences of R2 zoning (duplexes) and R3 zoning (multi-family housing). Residents in attendance, Steve Nowak, Carrie Shafer, Austin Shira, Taylor Hustad, Stephanie Wallace, and Angela Sloup, have concerns with duplexes being built and used as rentals, the types of tenants that rent duplexes, loss of their property values, etc. A letter was also submitted by Tricia Thompson and Pete Thompson with the same concerns. Concerns with runoff were also discussed. Bob Rosendahl indicated that he is not asking for multi-family housing, and the current Dunn Co. Zoning Ordinance allows a property to be subdivided in AG or Residential districts. He indicated that he plans to divide the property into two lots (1.38 acres and 1.32 acres) and build two single family homes, one on each lot, or keep the property as is and build one large home. At 7:40 p.m., Leon Herrick closed the public hearing.
5. BUSINESS to consider and act on, including possible recommendations to the Town Board:
 - (a) Take action and make a recommendation to the Town Board on the Rosendahl request to rezone a 3.02 acre parcel, 490th Ave. near Co. Rd. J, CSM 3558 being part of the north ½ of the fractional NE ¼ of Section 6, T27N, R12W, PIN 024-1114-02-040, from General Ag (GA) to Residential (R2). *Motion by Chad Haldeman to recommend that the Town Board approve the rezone of the 3.02 acre parcel from GA to R2; motion seconded by Bob Cook. None opposed. MC.* Bob indicated that this matter should come before the Dunn County PRD at the November 13th or November 27th meeting.
 - (b) Update on Staupe garage/non-conforming lot issue. *This matter was postponed.*
 - (c) Update on Mathy/American Materials CUP compliance. *This matter was postponed.*
 - (d) Amendments to cul-de-sac section of Driveway and Road Ordinance. Leon continues to work on the amendments. *This matter was postponed.*
 - (e) Review Act 67 CUP Analysis from the Wisconsin Towns Association. *This matter was postponed.*
6. ADDITIONAL RECOMMENDATIONS. None.
7. COMMUNICATIONS/ANNOUNCEMENTS. None.
8. UPCOMING AGENDA ITEMS. Schauer CSM.

9. SET NEXT MEETING DATE. The next meeting date was set for Tuesday, Nov. 13, 2018 (one week earlier than usual).
10. ADJOURN. *At 8:32 p.m., Chairman, Leon Herrick, adjourned the meeting without objection.*

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

Cheryl Miller, Secretary/Clerk

Date: October 26, 2018