

MINUTES

Public Hearing and Planning Commission Meeting

A **Public Hearing** was held on Tuesday, October 17, 2023 at 6:30 p.m. at the Red Cedar Town Hall, E6591 627th Avenue, Menomonie, WI to gather public input on Resolution 2023-19 Amending the Town Land and Subdivision/Plat Ordinance (2017-2) to Increase the Lot Size from 1 Acre to 2 Acres for Two-Family Homes in the Town of Red Cedar. The **Plan Commission** meeting followed.

Public Hearing, 6:30 p.m.

1. ROLL CALL/CALL TO ORDER. At 6:32 p.m., the Chairman, Leon Herrick, called the Public Hearing to order. Present were members Bob Cook and Greg Miller. The Secretary/Clerk, Cheryl Miller, was also present, as was one resident.
2. RECEIVE PUBLIC COMMENTS. Randy Prochnow provided public comments with respect to land he purchased a number of years ago in Cedar Falls specifically to build duplexes on and wondered if he would be grandfathered in if the ordinance changes. He has built two duplexes, has land for five more, and he plans to build two more soon.
3. PUBLIC HEARING. Planning commission members discussed the best soil areas to build on, nitrate counts in certain areas, affordable housing concerns, and the differences between duplexes and twin homes: i.e., a duplex is 2 homes with a common wall, 1 septic system, 1 well, and 1 owner; and a twin home is 2 homes with a common wall that has 2 individual owners, and each home has its own septic system and well.
4. ADJOURN. At 7:27 p.m., the Chairman, Leon Herrick, closed and adjourned the public hearing without objection.

Planning Commission Meeting

5. ROLL CALL/CALL TO ORDER. At 7:27 p.m., the Chairman, Leon Herrick, called the Planning Commission meeting to order. Present were members Bob Cook and Greg Miller. The Secretary/Clerk, Cheryl Miller, was also present, as was one resident.
1. MINUTES. *Motion by Greg Miller to approve the minutes of the September 19, 2023 Planning Commission meeting; motion seconded by Bob Cook. None opposed. MC*
2. PUBLIC COMMENTS. None.
3. 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 Resolution 2023-19 Amending the Town Land and Subdivision/Plat Ordinance (2017-2) to Increase the Lot Size from 1 Acre to 2 Acres for Two-Family Homes in the Town of Red Cedar. Discussion had on whether or not soil tests should be required by the town, how much land should be required for either a duplex or a twin home, and what the county ordinance requirements are for density of area, legal descriptions of condominiums, and what conditions/size they require to approve. The Planning Commission would prefer to allow a duplex (1 septic system/1well) on 1.25 acres and a twin home (2 septic systems/2wells) on 2 acres in the town. *Motion by Greg Miller to recommend that the town board not act on the resolution to amend the town's land and subdivision ordinance and allow the Planning Commission to continue further work and research on this matter; motion seconded by Bob Cook. None opposed. MC*

- (b) Continued review of Special Exception Permit, Developer's Agreement, and Bond amount for American Express Transport and Excavation, LLC. The Secretary/Clerk informed the committee that the company provided a current bond and up-to-date contact information. *This item will be removed from future agendas.*
 - (c) Harmony Parks, LLC direct annexation of their 19.62-acre parcel adjacent to Eagle Point Road (650th Avenue). The Petition was reviewed. *No action taken.*
 - (d) Proposed construction of 300 foot-guyed tower at 629th Avenue. The proposed project was reviewed. *No action taken.*
 - (e) Review County's Comprehensive Planning Update. *This item was postponed.*
4. ADDITIONAL RECOMMENDATIONS. None.
 5. COMMUNICATIONS/ANNOUNCEMENTS. There is a zoning workshop coming up on November 1, 2023 in Menomonie.
 6. UPCOMING AGENDA ITEMS. Postponed items and further work on increasing acreage requirement for duplexes and twin homes.
 7. SET NEXT MEETING DATE. The next meeting date was set for Tuesday, November 21, 2023, 6:30 p.m.
 8. ADJOURN. *At 7:44 p.m., the Chairman, Leon Herrick, adjourned the meeting without objection.*

Cheryl Miller, Clerk

October 25, 2023