

TOWN OF MENOMONIE, PLAN COMMISSION MEETING
WEDNESDAY, MARCH 30, 2016
7:00 PM

Mike called the meeting to order.

Members present: Earl, Lisa, Leslie, Mike, Bob, Neil, Marty and Kent

CHAIRMAN REPORT

1. Mike combined the 2 minor subdivision application packets into one. Nothing was changed. The format was updated for ease of use.
2. Mike is running for County Board, therefore he will be stepping down as chairman. Kent Jackson has agreed to step into the Chairman position beginning in April.

Minute Approval

Earl made a motion to approve February's minutes with one grammar correction, Lisa 2nd Carried

CSM FAST TRACK REQUEST- WILLIAM BIGNELL

- \$100.00 fee paid
- Combing three lots into one
- Green space is identified and consolidated into one area.
- Meets all ordinance requirements

Motion

Lisa made a motion to recommend William Bignell's fast track CSM on to the town board for approval, Bob 2nd Carried unanimously.

SPECIAL EXCEPTION REQUEST: GC FOR PURPOSE OF CONSTRUCTING A MINI-WAREHOUSE- VINCE SCHROEDER (CRAIG WILDENBERG PROPERTY)

Bob Colson stated he is not here representing the County. He is representing the Town of Menomonie as Plan Commission member. Earl recused himself for this request.

This property is currently zoned as General Commercial and owned by Craig Wildenberg. Mini-warehouses fall under Special Exceptions in General Commercial, therefore it will have to be approved by the Board of Adjustments.

- Located off of HWY 25 on 471st Street.
- Looking to build 32/40 units to begin with
- The site will be engineered and storm water will be controlled with ponds
- Fencing will be added
- Property has a holding tank, well and septic
- Buildings will not be torn down; they will be rented out to the current owner.

Earl commented that they ground is flat and it does not perk well. He also stated flooding is a problem in the spring.

Mike closed Pubic Comments

The commission used the Decision making criteria as a guide

- A. It is consistent with the town's Comp plan
 - Lisa stated it is in GC now and felt it fits with the Comp Plan. Bob C agrees

B. n/a

C. Groundwater: Consistent – fair/poor groundwater

- Marty felt it was contrary. With it being mostly blacktop, any water runoff will flow into Birch Creek.
- Bob disagrees and stated that the DNR would not allow the water to flow to the creek.
- Commission suggested that the water run-off is addressed at the town level.

D. Applicable zone? Yes, as a Special Exception

E. Compatible? Yes, it is zoned as General Commercial

F.

1 & 2 Additional Criteria: good fit, right area and there is a great need for storage units in Menomonie

Affect or be compatible: water pollution/erosion- controlled, Lighting- downward direction, Views- plant trees

8. Wetlands: they would need to get a storm water pollution from the DNR

Motion

Lisa made a motion to recommend that the town board support Vince Schroeder's Special exception request with the following recommendations: 1. Screenings 2. Downward lighting 3. Obtain the necessary DNR permit for storm water pollution control. Kent 2nd Carried unanimously**

Discussion

Bob asked what the hours of operation will be. Vince stated 24 hours.

**Earl abstained

Criteria for decision making- Designate as a Plan Commission Policy

Mike stated that this should be a policy and used for every decision made. He wants it designated as official PC policy so that it can be used now and by future Plan Commission boards.

Bob: he said it is well served to use this to make recommendations or denials. This will protect the township.

Earl: he suggested it be a procedure instead of a policy. It would give the commission more flexibility for changes that need to be made to it.

Mike felt it should not be changed and would like it to remain a Policy and if a change to the decision making criteria is brought up, it should be noted and placed on the next meeting agenda for it to be discussed and possibly amended.

Kent, Marty and Neil agree that it should be made a policy.

Motion

Kent made a motion to accept the decision making criteria as a policy, Bob 2nd Carried.

Earl: No

It will be called Policy #1

No meeting will be held unless somethings come up.

Kent made a motion to adjourn at 8:15 pm, Earl 2nd Carried

Leslie Hulbert, Clerk