

Plan Commission Meeting Minutes

On Monday, August 28, 2023 at 7:00 p.m., the Plan Commission Meeting was called to order in the City Hall Council Chambers by Chairman Peltier.

Members Present: Peltier, Martinson, Kropp, Schlough, Cook, and Williams. Schwebs was absent.

Others Present: Kowieski, Schofield, Ludeman, Kochaver, Zerbian, Oium, Miller and Scheidler

A motion was made by Williams to approve the minutes from the July 31, 2023 Plan Commission Meeting, seconded by Cook. Motion carried.

Public Hearings

Peltier opened the public hearing regarding the proposed amendment No. 3 of boundary and project plan for Tax Incremental District #13, City of Menomonie, Wisconsin. Peltier called for comments three times. No comments were received. Peltier closed the public hearing.

Peltier opened the public hearing regarding the proposed project plan, boundary and creation of Tax Incremental District #18, City of Menomonie, Wisconsin. Peltier called for comments three times. No comments were received. Peltier closed the public hearing.

Public Comments – None

Items of Discussion

Miller presented the proposed amendment No. 3 of boundary and project plan for Tax Incremental District #13. Schlough asked when TID #13 can close. Miller indicated that its end of life is 2036 but it is projected to be paid off by 2027 at which time the City could collect one extra year and direct it to the Affordable Housing Fund. Peltier noted that the City is approximately one-half of the maximum allowable value. Kropp noted that TID districts have worked out very well for the City. A motion was made by Kropp to approve Resolution 2023-PC01, seconded by Schlough. Motion carried with all ayes.

Miller presented the proposed boundary, project plan and creation of Tax Incremental District #18. Peltier asked about whether the City could exceed the maximum allowable value over the life of the TID. Schofield indicated that it could exceed 12% but that no parcels could be added to existing or new TIDs while it was over 12%. Cook asked about the estimated value of cash grants. Miller indicated that they assumed approximately 10% of the projected value would be provided as either mass grading or cash grants but that the exact amount was up to the City Council. A motion was made by Martinson to approve Resolution 2023-PC02, seconded by Williams. Motion carried with all ayes.

Schofield presented the proposed ordinance amending the legally defined area within the B-1 general commercial district. Cedar Corporation has expressed a desire to reconstruct in the same general location as their former building at the intersection of Wilson Avenue and 6th Street East. Peltier asked about the difference between the legally defined area and the fire limits area. Schofield indicated that the legally defined area pertains to ground level use and setbacks whereas the fire limits area pertains to type of construction. Ludeman indicated that the two need not match and that the City could act upon the legally defined area and, if

Plan Commission Meeting Minutes

determined to be needed after staff review, act upon the fire limits area separately. Kropp asked if the footprint of the new building will be the same as the old building. Schlough asked if there could be at least some landscaping between the sidewalk and the building. Scheidler indicated that no final decisions have been made regarding the exact footprint or location of the building pending the outcome of the discussion regarding the legally defined area, but the general intent is to rebuild in a similar footprint in a similar location to ensure that adequate parking and storm water management facilities can be provided. Schofield noted that first floor residential is not allowed in the legally defined area. A motion was made by Kropp to recommend approval of the ordinance amending the legally defined area as drafted to the City Council, seconded by Cook. Motion carried with all ayes.

Schofield presented the proposed ordinance amending the minimum lot size for unsewered lots. Schofield indicated that the current ordinance requirement of 20,000 square feet was not, in his opinion, sufficient provide adequate separation from private wells and private septic fields and that the proposed 1 acre minimum lot size is consistent with the adjacent towns. Williams indicated that he felt that sanitary sewer extensions should be encouraged to any development within the City. Schlough asked if the City had any record of private wells being contaminated by private septic fields and Schofield indicated that he wasn't aware of such a record. A motion was made by Kropp to recommend approval of the ordinance amending the minimum lot size as drafted to the City Council, seconded by Williams. Motion carried with five ayes and one nay.

Schofield presented a proposed certified survey map at the intersection of North Broadway Street and Cherry Avenue. Schofield noted that the intent of the certified survey map was to merge two existing lots into one single lot to eliminate the setbacks to the center property line. Peltier and Martinson noted that the site had once been home to a gas station that had some contamination issues. Zerbian indicated that he was not aware of contamination issues but would advise his client. A motion was made by Martinson to approve the certified survey map as presented, seconded by Cook. Motion carried with all ayes.

Schofield presented a proposed certified survey map at the intersection of 11th Street and 17th Avenue. Schofield noted that the intent of the certified survey map was to merge two existing lots into one single lot to eliminate the setbacks to the center property line. Peltier asked about the current use of the parcel. Kowieski noted that a home had previously occupied the space but burned down several years ago and was now proposed to be replaced with a relocated home. A motion was made by Williams to approve the certified survey map as presented, seconded by Schlough. Motion carried with all ayes.

Kropp asked for an update on current development and Kowieski updated the Commission on Estover Terrace, Maplewood Eco, Stepping Stones and several single family residences.

Kropp motioned to adjourn and was seconded by Martinson. Motion carried with all ayes.

David Schofield

Acting Recording Secretary