



MENOMONIE PLAN COMMISSION

Meeting Minutes

June 25, 2012

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on June 25, 2012 in the City Hall council Chambers by Chairman Peltier.

Members Present: Solberg, Cook, Martinson, Klos and Smith

Others Present: Schofield, Jones, Dahl, Sander, Beilfuss, Prange and members of the public

A motion was made by Solberg, seconded by Smith, to approve the minutes of the May 29, 2012 meeting. Motion carried.

Greg Dierauer and Don Maves representing Maves and Dierauer, LLC provided background on the re-zoning request for properties on Wilson Street just south of Wilson Estates. They indicated that they would need to demolish three homes and are proposing to build three eight unit buildings due to the new requirements regarding fire suppression systems, storm water management ponds and the cost of site preparation. They noted that the purchase of the two northerly lots was contingent on the rezoning being approved, and that the project should be completed in a two year timeframe. A motion was made by Close, seconded by Cook to favorably recommend City Council approval of the Maves and Dierauer, LLC rezoning for the properties at 2901, 2913 and 2919 Wilson Street and vacant parcel M1311-1204. Ayes 5 – Noes 1

The Commission adjusted the agenda and considered the item for city wide review of possible B-4 Neighborhood Office districts. Wendy Sander from Cedar Corporation outlined a possible process for the Commission to follow to complete a community wide site identification process. Sue Beety asked that the entire east side of the community be looked at for possible adjustments including all the Stout Road properties between 14th and 17th Street East. She stated that a number of the parcels at this location were not being considered in a pending re-zoning request. A motion was made by Martinson, seconded by Solberg directing the city staff to identify areas and provide site maps highlighting community wide possible B-4 Neighborhood office zoning districts. Motion carried.

A motion was made by Klos, seconded by Martinson to favorably recommend City Council approval of the Stout Road re-zoning from Limited Multiple to B-4 Neighborhood Office District zoning for the properties at 1414, 1420, 1502, 1514 and 1518 Stout Road. Motion carried.

Patrick Beilefuss provided additional age, income and industry information for inclusion in the economic development element of the Comprehensive Plan update. The Commission agreed with the proposed changes which Beilefuss will include and present for Commission final consideration at the next meeting.

Motion was made by Martinson, seconded by Smith to adjourn. Motion carried.

Respectfully Submitted,

Lowell Prange
Recording Secretary