



Plan Commission

Meeting Minutes

Date: May 5, 2021, 6:30 p.m.
Location: Ridgeway Community Center
Room 101/102
208 Jarvis Street
Ridgeway, WI 53582

Members Present: Michele Casper, R Short - Trustee, J Brindley - Public Works, A Larson, G Bellenger, K Zeier
Members Absent: K Phelan
Staff Present: Clerk/Treasurer - H Roessler

1. Meeting Opening

1. Call meeting to order and roll call.

Meeting called to order by Chairperson Casper at 6:33 pm

2. Confirmation of Open Meeting Law Compliance

Roessler confirmed this was a properly noticed meeting and posted on March 4th at the Village of Ridgeway Fire Station and on March 5th at USPS-Ridgeway, Farmers Savings Bank-Ridgeway Branch, and on the Village website.

3. Adoption of Agenda

Motion by R Short, Seconded by A Larson, to adopt the meeting agenda as presented. Motion carried.

4. Adoption of Minutes

Motion by A Larson, Seconded by K Zeier, to adopt the minutes from the April 7, 2021 Plan Commission meeting. Motion carried.

2. Business

1. Land Use of Meudt Court Parcel 0199

Tom McGraw and David Blume were present to discuss their recent purchase of 3.8 acres off Meudt Court in the Village of Ridgeway and were present to discuss possibilities of the land use outside of conservancy for the parcel. Dave and Tom have a LLC and another shareholder, Katelyn Blume was present. They handed out a letter and some materials for the Plan Commission.

Dave and Tom discussed the materials they handed out and the invasive species currently present on the land. If the plan is approved they would remove the invasives and replant with deep rooted native grasses that would improve the drainage and be more visually appealing. They feel the lot is a viable opportunity to develop and not much use in its current state as a conservancy. The current use is for agriculture and was cropped last year. Snowmobiles use the land in the winter.

McGraw and Blume asked for rezoning to include single family, duplex, and possibly four plex homes, one or two billboards, and rentable mini storage units. They are asking for Adams Road improvements, water, and sewer access.

Conversation was had amongst members and those present about the logistics and history of the area. The Plan Commission was open to discussing options when the development of the site was laid out.

2. Review of Real Estate Market Data

Anne Larson recused herself from the Plan Commission.

Kelli Baron and Anne Larson of True Blue Real Estate presented the Plan Commission with an update on current real estate market trends, building costs, and how it affects the Cardinal Way Subdivision development.

The meeting was halted due to an emergency situation involving an individual's health.

Motion by R Short, Seconded by J Brindley, to adjourn at 7:47 pm. Motion carried.

3. Review of TID/TIF Data and Estimations

4. Village Park Improvement Recommendation

5. Green Shed, Village Storage Options, Planning

3. Adjournment