

East Oakdale Town Board and Planning Commission

Re Wm. Dale request for Rezoning

I talked on the phone with John Diffenderfer of the Highway Department about this. The Court allowed \$44000 for the Dale land for highways 694 and 212, and \$11500 for the corner for the maintenance buildings. Dale has appealed on both and the Highway Department has appealed on the \$44000 part. These allocations supposedly take into consideration the increase in value of land due to the highways being added.

Carl Dale says that the lack of settlement can be one reason for denying zoning, but it isn't enough. However, he says that the details for the development submitted are inadequate. He says that they should be much more specific, - otherwise it is just speculative rezoning. He suggests that Wm Dale and his architect visit Carl Dale and Carl will show them the kind of thing that should be presented to the community.

Re United Property request for rezoning

John Diffenderfer says that the land acquisition for Highway 94 is about two years off.

Carl Dale says that he has worked with United Properties before. He thinks it is the Hamm estate. They have lots of money and they most likely bought this land for speculation and not because they are primarily land developers.

Rezoning the 160 acres north of Highway 94 does not fit in with present plans, altho this does not forever exclude such a possibility.

We can consider rezoning the 80 acres south of Highway 94, but should request that United Properties come in with a plan. Carl says that they know how to do this. We should be reluctant to rezone, even in a situation like this where we expect ultimately to rezone, until there is a specific plan. Otherwise it is more or less speculative zoning.

Wm Lundquist