

Town of Vienna Plan Commission Minutes
Monday, December 8, 2014

The Town of Vienna Plan Commission meeting was called to order at 7:00 P.M. by Vice Chairman Greg Smithback. Commissioners Tom Midthun, Jerry Marx and Clerk Shawn Haney were present. Chairman Walter Meinholz was excused. Commissioner Todd Mallon arrived at 7:04 P.M. Also present: Brian Rahn, Sara Riha, Dan Armstrong, John Gile, Jim Kane, Randy Ziegler, Dawn Ziegler and Jim Koltes.

Motion by Midthun, 2nd by Marx to approve the minutes of the November 10, 2014 Plan Commission meeting. 3-0 yes.

Public comment: None

LC-1 Zoning at 7549 Dunroven Road – Deed restrictions can be placed on the property. There was discussion about what the restrictions should be. Motion by Midthun, 2nd by Marx to recommend approval to the Town Board with the following restrictions: 1. All equipment must be stored inside buildings. If the land is sold to anyone outside of the Ziegler's immediate family, it must be rezoned out of LC-1 to the appropriate residential zoning. 3. Seasonal town road weight restrictions must be observed. Randy and Dawn Ziegler agreed that the restrictions were reasonable. Approved 4-0.

5963 Cuba Valley Road – Clerk note: When the LC-1 zoning was approved in March 2013 there was a condition placed that if additional buildings were desired, approval would be needed from the Plan Commission and Town Board. Sara Riha and Brian Rahn were present. Sara explained that it would not be easy to add restrooms into the existing building. She proposed building a new 20 x 40 building in front of the existing building on the LC-1 parcel. Commissioners expressed concerns about the new building. It looks like an office building being allowed in an area surrounded by agriculture. There was discussion about it not fitting in with the town plan. Commissioners felt that it should be tabled until the next meeting.

5338 Norway Grove School Road – Kevin Manthe called earlier in the day and asked that this be tabled until the next meeting.

Vienna Business Center – Three representatives of a business were present to discuss their desire to locate their business on lots 1, 2 and 3 in the Vienna Business Center. Their operation involves truck sales, service and parts. They are currently located in the area, with a separate regional parts warehouse. Their proposal includes a 150' x 250' building. If the regional parts warehouse is included with the new building it would expand to 150' x 400'. Commissioners asked questions about on site fuel storage, parking of semi-trucks and tractors, number of vehicles stored on site, and fencing. At the January Plan Commission a site plan addressing the questions will be presented.

Rezoning of Parcels – As part of the process of updating the DeForest Farmland Preservation Ordinance there are several dozen parcels that need to be rezoned. The Village would create new A-3 and A-4 zoning codes that would match the county zoning districts. A public hearing will need to be done, likely at an ETZ meeting. Plan Commission members were provided with a list of the parcels that needs to be rezoned.

Resource Protection Corridors – Commissioner Mallon attended a Dane County meeting where Resource Protection Corridors were discussed. He brought a map back showing the areas that are considered to have issues. It will be discussed again at the January meeting when everyone is present.

Next Meeting – The next meeting will be Monday, January 12, 2015.

Meeting was adjourned at 9:05 P.M.

Prepared by: Shawn Haney, Clerk

Notes: These draft minutes are subject to approval at the January 12, 2015 Plan Commission Meeting.