

Town of Vienna Plan Commission Minutes
Monday, January 12, 2015

The Town of Vienna Plan Commission meeting was called to order at 7:00 P.M. by Chairman Walter Meinholz. Commissioners Tom Midthun, Greg Smithback, Todd Mallon and Clerk Shawn Haney were present. Commissioner Jerry Marx was absent. Also present: John Gile and Jim Kane.

Motion by Smithback, 2nd by Mallon to approve the minutes of the December 8, 2014 Plan Commission meeting. 3-0 yes with Chairman Meinholz abstaining.

Public comment: None

5338 Norway Grove School Road – Request withdrawn by Kevin Manthe.

Vienna Business Center – The Plan Commission reviewed a preliminary site plan that included 3 driveway entrances, parking, traffic flow, building location, etc. The property would be fenced. The maximum building size would be 150'x550' and may include their regional parts warehouse. They are still working on stormwater calculations to determine whether the existing pond can handle the runoff. The building will be built of tilt up concrete. Photos of one of their existing buildings were shown. It was noted that they will be meeting with Village of DeForest officials on January 13th. It is anticipated that some minor changes will be made to the site plan. Landscaping and lighting plans as well as a final site plan will need to be submitted before final approval. Motion by Smithback, 2nd by Midthun to recommend preliminary approval of the Conditional Use Permit and preliminary site plan. 4-0 yes. Fees were set at \$3300. \$2500 commercial development fee, \$300 CSM review fee and \$500 commercial review fee.

5963 Cuba Valley Road – A letter was sent to Ms. Riha explaining concerns with building a new building on the LC-1 site. Ms. Riha responded back to the Clerk stating that she would be contacting her attorney. A group of nearby neighbors submitted a letter in opposition to the new building. That letter will be given to Plan Commission if action is requested at a future meeting. No action or further discussion was done at this meeting.

Clemens Rezoning – Cory Clemens submitted a request to rezone 1.5 acres of his new LC-1 lot to R-1A. His mortgage company will not lock in a long term rate if his house is located on the LC-1 lot. It was previously known by the Plan Commission and Town Board that he would build a house at the new location. Motion by Midthun, 2nd by Smithback to recommend approval of the rezoning from LC-1 to R-1A with the deed restriction added that the two lots must be sold together if they are ever sold. 4-0 yes. Fees were set at \$575. \$300 CSM review fee, \$250 rezoning fee and \$25 application fee.

Next Meeting – The next meeting will be Monday, February 9, 2015.

Meeting was adjourned at 7:50 P.M.

Prepared by: Shawn Haney, Clerk

Notes: These draft minutes are subject to approval at the February 9, 2015 Plan Commission Meeting.