

Town of Vienna Plan Commission Minutes Monday, July 13, 2015

The Town of Vienna Plan Commission meeting was called to order at 7:00 P.M. by Vice-Chairman Greg Smithback. Commissioners Jerry Marx, Todd Mallon and Clerk Shawn Haney were present. Commissioner Tom Midthun was excused. Also present: Jack Wendtland and Don Midthun.

Motion by Mallon, 2nd by Marx to approve the minutes of the June 8, 2015 Plan Commission meeting. 3-0 yes.

Public comment: None

Midthun Brothers/Jack Wendtland Rezoning – Don Midthun and Jack Wendtland were present. They are requesting to separate and rezone a 2.95 acre parcel from A-1ex to A-2(2) at 5320 Cuba Valley Road. The existing house at that site will be removed and a new house built at that location. The existing driveway will be used and widened to allow access to the farm field as well as the new residence. Fees were set at \$800 (\$250 Review, \$250 Rezoning and \$300 CSM). Motion by Marx, 2nd by Mallon to recommend approval to the Town Board. 3-0 yes.

4M Farms/Walter Meinholz: 4M Farms/Walter Meinholz is requesting to separate a 6.95 acre parcel and rezone from A-1ex to A-2 (ETZ) at 6996 county Highway I. The DeForest/Vienna ETZ committee held a public hearing on this separation at their meeting earlier this evening. No one spoke for or against the proposal at the public hearing. Final action by ETZ cannot be taken until after the Town Board makes a recommendation. It will go to the Town Board next week. There was discussion about the older residence that is part of this site. It was never removed after the new house was built. It is currently being used for storage. Once the roof needs to be replaced they plan on tearing it down. A condition will be added that the older home cannot be used as a residence again. Fees were set at \$800 (\$250 review, \$250 rezoning and \$300 CSM). Motion by Marx, 2nd by Mallon to recommend approval to the Town Board with the condition added that the older home cannot be used as a residence again. 3-0 yes.

ETZ Meeting – At the July 13, 2015 ETZ meeting a public hearing was held regarding rezoning parcels in the ETZ area as part of the DeForest Farmland Preservation Ordinance Update. Several residents attended and spoke at the hearing. There are a few properties that may get changed from what was originally recommended. The ETZ committee voted to forward the draft ordinance update to DATCP for their 90 day review. It will come back through the Plan Commission and Town Board for further review prior to being sent to the Village Board for final approval in December.

Previous Projects - Site work has been started for Reynolds Rigging & Crane. The development agreement has been signed. Building construction is expected to begin within a couple weeks. Truck Country has closed on 3 lots in the Vienna Business Center. They are expected to do some site work this year and start construction next year. 2 more lots have been sold on Nature Cove Trail and an additional lot has been sold in Lantern Hollow.

Next Meeting – The next meeting will be Monday, August 10, 2015.

Meeting was adjourned at 7:21 P.M.

Prepared by: Shawn Haney, Clerk

Notes: These draft minutes are subject to approval at the August 10, 2015 Plan Commission Meeting.