

Town of Vienna  
Plan Commission Minutes  
September 10, 2012

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, Jerry Marx and Todd Mallon were present. Also present, Jim Koltes, Kevin Lord, Roger Breunig, Dean Manteufel, James Lindau, Cameron Lindau and Megan Sobleskey

Motion by Midthun, 2<sup>nd</sup> by Marx to approve the minutes of the August 13, 2012 Plan Commission meeting. All yes.

**Public Comment** – James Koltes inquired about a Conditional Use Permit for Plumbing Fixtures in a farm machine shed. This will be placed on the agenda for the October Plan Commission meeting.

**David Midthun Application** – Commissioners reviewed a request to add .20 acre of adjoining family farm land currently zoned A-1ex to his existing RH-1 lot at 5393 Daley Road. A preliminary CSM was presented. The intention is to build an accessory building. Fees were set at \$250 for the review and \$300 for the CSM. Motion by Meinholz, 2<sup>nd</sup> by Marx to recommend approval. 4-0 yes with Tom Midthun abstaining.

**A-DeForest Self Storage** – Dean Manteufel and James Lindau presented an expansion plan for the site located at 7227 Gene Street. They would like to complete the expansion in 2 phases. Phase 2 would consist of adding units along the west property line and one building to the north of the existing building. Phase 3 would add a climate controlled building to the north of the other existing building and add an office and units onto the south end of an existing building. Driveway access will be discussed with the Fire Department. Discussion was held about the fees. The fee for a Commercial Development is \$2500 plus the \$250 review fee. There was a motion by Smithback, 2<sup>nd</sup> by Marx to reduce the fee by \$500 since it is an addition to an existing development. During discussion Tom Midthun stated that we need to have a plan for these types of requests. Mr. Manteufel stated that he would pay the \$2,500 so the motion was withdrawn. Motion by Smithback, 2<sup>nd</sup> by Midthun to approve the expansion and Conditional Use Permit, provided that it is also approved by the Town Board, ETZ and Village of DeForest. All yes.

**Sexing Technologies** – Pharming Healthcare, 6938 Hickory Lane, was recently sold to Sexing Technologies. Roger Breunig and Kevin Lord spoke about a proposed expansion of the facility. Phase 1 would add 100 cows by the Spring of 2013. Phase 2, if done, would add another 100 cows and would be completed by the Fall of 2014. Commissioners discussed the proposed location of the new buildings and the request for an additional driveway. Commissioners expressed their desire to continue to have one driveway off Hickory Lane. Motion by Meinholz, 2<sup>nd</sup> by Midthun to approve with the condition that they operate out of the existing driveway and that the buildings be sited in accordance with the Livestock Siting Ordinance. All yes.

**Dane County Ordinance Amendments 12, 13 and 14, 2012-2013** – The proposed changes were reviewed. No additional changes were made to the draft that was sent out over a month ago. Plan Commission members did not have any issues with the proposed changes. Motion by Meinholz, 2<sup>nd</sup> by Mallon to recommend approval of Ordinance Amendments 12, 13 and 14, 2012-2013. All yes.

**Previous Projects** – Changes have been made to the drainage areas in the Nature Valley Addition. The stormwater areas need to be approved by Dane County. The trees will be planted in September at the top of the area where the rock wall was located. Lantern Hollow Lane has been paved. A concern was expressed about water running out onto Easy Street. The clerk will check with Engineer Scott Anderson to see how that is being addressed.

**Next meeting** – The next Plan Commission meeting will be held on Monday October 8, 2012 at 7:00 P.M. at the Vienna Town Hall.

Meeting adjourned at 8:29 P.M.

Recorded by: Shawn Haney, Town Clerk/Manager

**These draft minutes are subject to approval at the October 8, 2012 Plan Commission meeting.**