

Town of Vienna Plan Commission Minutes
Monday, March 11, 2013

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, Todd Mallon and Clerk Shawn Haney were present. Chairman Walter Meinholz was excused. Also present: Brian Rahn, Paul Richgels (7:15 P.M.) and Mark Pieper (7:15 P.M.)

Motion by Midthun, 2nd by Marx to approve the minutes of the February 11, 2013 Plan Commission meeting. 4-0 yes.

Public comment: None.

Riha Rezoning request – Brian Rahn was present representing Sara Riha and her request to rezone a 1 acre parcel from A-2 to LC-1, a 5.98 acre parcel from A-2 to RH-1 and a 20 acre parcel from A-2 to A-4 at 5963 Cuba Valley Road. Mr. Rahn explained that Sara owns and operates a national ad agency representing several fortune 500 companies. The property zoned LC-1 would allow her to operate her business and have 3 employees on site. There would not be any on site customers or retail sales. There was considerable discussion about the uses, traffic, parking, etc. Motion by Midthun, 2nd by Mallon to recommend approval with two conditions. No additional buildings or expansion of existing building on LC-1 parcel without prior approval of Plan Commission and Town Board. LC-1 parcel and RH-1 parcel to be linked together and cannot be sold separately from each other. 4-0 yes.

Richgels Split – Paul Richgels was present to discuss his proposal to subdivide and create 2 new building lots on Pine Spring Road at Windsor Prairie Road. There is concern about water drainage along the west side of Windsor Prairie Road. It was decided to have Engineer Scott Anderson look at the area and provide an estimate on the cost to address the drainage. Once that information is obtained it will be shared with Mr. Richgels. Dane County had expressed a concern about infill development not being included in the town plan. That will be further researched as well.

Ordinance Amendment # 42: There was discussion about Dane County Ordinance Amendment #42 Regarding the Siting of Winds Energy Systems. By the County making the ordinance amendment, the town would not need an ordinance. Motion by Smithback, 2nd by Marx to support the changes to Dane County Ordinance Amendment #42. 4-0 yes.

Lot Line Alterations: The Commission reviewed the Town of Westport ordinance that allows administrative review of lot line adjustments. There was discussion about the fact that we do not have many of these requests. A CSM is still required under their ordinance. The clerk will check with the Town of Westport to see if the new procedure eliminates the need for county approval.

Previous Project Report – The County Public Hearing for the E-80 proposal and Town Hall Rezoning was held on Feb 28th. At the hearing they added the condition that no billboard signs be allowed on the Town Hall site, and that it be deed restricted for Government uses only. On the E-80 proposal, they added that the current deed restrictions in place be extended to the new 5 acres addition. Several new homes that were started last year have been completed.

Meeting was adjourned at 9:04 P.M.

Prepared by: Shawn Haney, Clerk/Manager

Notes: These draft minutes are subject to approval at the April 8, 2013 Plan Commission Meeting.