

PLAN COMMISSION MEETING

Minutes

January 11, 2010

Present: Commissioners Steve Greb, Tim Andrews, Bob Uphoff, Lorraine Gardner, Vicki Wangerin, Jim Molloy

Absent: Dean Hein

Also Present: Erica Schmitz, Land Use Manager

Called to order by Chair Molloy at 7:00 PM.

I. Minutes:

Andrews/Greb: Approve November 9, 2010 minutes. Carried.

II. Announcements

A. Commissioner appreciation event: Thursday, January 21 @ 7:00 pm

III. Business

A. No motion. Pre-application meeting.

Discussion: Gary Lehnerr shared a proposal to rezone a portion of the property at 2727 US-51 (subject to a conservation easement). The property currently is primarily zoned A1-EX, with the easternmost 9 acres zoned B-1. Mr. Lehnerr proposed to rezone the 1.37 acre "business area" as defined by the conservation easement on the property to LC-1 to accommodate his concrete/landscape contracting business. He would rezone an area south and west of the business area, incorporating both the existing home and a desired future replacement home site to a residential category, and rezone the balance of the current B-1 area to A1-EX. Erica noted that there were some prime soils in the area discussed for the residence, but no other siting standards would come into play. A portion of the potential area to be rezoned to a residential category is currently A1-EX and would incur the new conversion fee. Commissioners saw no major problems with the proposal.

B. Motion: Uphoff/Gardner. Recommend Town Board approval of Substitute No. 1 to Dane County Zoning Ordinance Amendment No. 21, 2009-10. Carried.

Discussion: Commissioners noted that the changes presented in Sub. 1 addressed their concerns about the previous version of the ordinance amendment. Commissioners discussed the purpose for requiring a permit for a farm residence extensively, but ultimately found Sub 1 to be favorable.

C. The Plan Commission chose to make no recommendation, finding that they believed the PUD district would have little applicability in Dunn.

- D. Motion: Uphoff/Andrews. Recommend Town Board approval of Dane County Zoning Ordinance Amendment No. 45, 2009-2010 to create Transfer of Development Rights (TDR) Zoning Districts. Carried.

Discussion: The OA might encourage Towns without PDR programs to protect more agriculture and open space, and may work alongside Dunn's PDR program to conserve the PDR budget.

- E. Motion: Andrews/Wangerin. Recommend Town Board approval of Dane County Zoning Ordinance Amendment No. 46, 2009-2010 regarding the copy area of signs. Carried.

Discussion: Commissioners found the OA to be reasonable.

Meeting adjourned by Chair Molloy at 8:47 PM.

Submitted by,

Erica Schmitz
Land Use Manager