

**Town of Oregon
Plan Commission Meeting Minutes
Monday, December 19, 2011**

1. Open Public Hearing:

- a. **Land Division & Rezone Petition # DCPREZ-2011-10378; Parcel # 0509-332-0303-5/0509-332-8340-4/0509-331-8720-5.**

Chairperson Weber called the public hearing to order at 6:30 p.m. Pat Runde, 18 Ethan Circle, Madison, WI appeared to discuss his intent to sell 6 acres of land to Douglas Kutz, 286 Wilderness Way, Brooklyn, WI 53521. Doug Kutz would add the 6 acres to their existing lot. The 6 acres would be rezoned to RH-3 and would not be a buildable site. Mr. Runde has two remaining splits on the property. Tim Fox, 5669 Bell Brook Rd., Brooklyn, WI appeared to question continued use of access to his farm field. The property would continue to allow use for farming operation. Jeff Bartig, 277 Wilderness Way, appeared to ask about the plans for the remaining property that surrounds his home. Mr. Runde doesn't have any plans yet for that property, but does have two buildable splits available.

2. Close Public Hearing.

Chair Weber closed the public hearing at 6:40 p.m.

3. Call Plan Commission meeting to order.

Chair Weber called the Plan Commission at 6:50 p.m.

4. Discussion and possible Recommendation to the Town Board:

- a. **Land Division & Rezone Petition # DCPREZ-2011-10378; Parcel # 0509-332-0303-5/0509-332-8340-4/0509-331-8720-5.**

The Plan Commission discussed the driveway easement that is currently on the property. The easement runs with the land and states that no other building is allowed. The easement is intended to service the farmer's field. Member Duffin suggested making the easement permanent to protect the farmer's ability to get to the field in the future. There was some discussion regarding whether 66' or 33' of road frontage is required to have the 6 acres be a separate agricultural zoned parcel. The plan commission recommends drafting a shared easement to allow Tim Fox to continue to farm his property. Motion Duffin/Christensen seconded to approve Land Division & Rezone Petition # DCPREZ-2011-10378 including a shared easement with Tim Fox. Motion carries.

5. Approval of minutes from the last meeting.

Motion Hagemann/Blomstrom seconded to approve the minutes from the Monday, November 21, 2011 meeting with the noted corrections: Page 1 - zoned changed to rezoned, RH-3 to RH-1, Dan Cook and Sarah Slue to Dan Kok and Sara Schlough. Page 2 – Janna to Janet, not to no, needs to need, to removed, changed to change, preliminary removed. Motion carries.

6. Public Comments.

Deputy Clerk Hanson notified the Plan Commission that the application for a land division or rezone has been added to the Town website. This is noted in the letter sent out to residents within 1,000 feet of the affected parcel. The Plan Commission discussed the impact or park fees associated with the Dan Kok and Sara Schlough property. They also discussed if an impact fee would be required with the Pat Runde property. There was question over whether an impact fee is required only when it is a buildable site. The Plan Commission would like to do some research into the creation of the impact or park fee.

Fred Clark Sr, 950 Tipperary Road, Oregon, WI, appeared to discuss his intent to divide his land for two building sites for his two sons. The trailer at 5852 Lincoln Road would be replaced with a home. There was much discussion over the location and the driveway and the required road

frontage. The driveway would require a joint driveway agreement and may require a driveway bump out depending on the length. There was a density study done in 2006 and stated that 3 additional splits remain. Chairman Weber suggested they submit an application to the town and Dane County.

7. Discussion and possible action re: Town's Submittal Application for Land Division, Rezones and CUP.

This item was postponed until next month.

8. Communications.

The TORC building will remain as is until spring. Member Blomstrom discussed the bike path going thru the City of Fitchburg and abutting the town. The Plan Commission also discussed the Anderson County Park meeting at the town hall. The Plan Commission reviewed the letter from Brian Standing at Dane County requesting the town amend the town's comprehensive plan for the Rebecca Well's property. The Plan Commission would like to contact Andrew Bremer from MSA on how to proceed and possibly attend a Plan Commission meeting. Member Duffin is also concerned about the allowed number of dwelling units under *Density and Lot Size* in the Town's Comprehensive Plan under Agricultural Element, page 30. The philosophy was to not take away splits allowed to properties zoned RH before 1994.

9. Adjournment.

Motion Hagemann/Wiedenbeck seconded to adjourn the meeting at 8:25 p.m. Motion carries.

Respectfully Submitted,

Jennifer Hanson