

Town of Oregon
Planning Commission Meeting Minutes
Tuesday, February 28, 2017

1. Open Public Hearing.

Chairman Duffin called the public hearing to order at 6:30 p.m.

Present: Paul Morrison, Tom Wiedenbeck, Dave Hagemann, Brian Duffin, Andy Blomstrom and Sharon Christensen.

Absent: Arlan Kay

Also present: Town Board Chairperson Wayne Ace, Supervisor Arlen Christensen, Steve Root and Deputy Clerk/Treasurer Jennifer Hanson.

a. Land Division and Rezone Request. Petition # 11099; Parcel # 0509-351-9500-5; North of 181 Union Road, Brooklyn, WI 53521. The request is divide the existing parcel into two lots. Lot 1 would create one buildable home site on 6.72 acres with existing farm buildings to be zoned A-2(4). Lot 2 would be 20.88 acres to be zoned A-4. Owner is Dale Johnson, 9580 Summer Breeze Rd., Warrenton, VA 20186. Applicant is Donovan Johnson, 753 Leeward Lane, Oregon, WI 53575.

Donovan Johnson, 753 Leeward Lane, appeared to discuss creating a buildable parcel on 6.72 acres including the two existing sheds and adding a driveway off Union Road. The old barn was removed in December 2016. There is no intention of selling additional lots and the land will continue to be farmed. There is no existing driveway, so the town would need to approve the location of the driveway. The town has a \$1,000 impact fee for the creation of the new lot.

b. Combining Lots for Residential Use and Rezone Request. Petition # 11112; Parcel # 0509-173-9260-2; 848 Storytown Road, Brooklyn, WI 53521. The request is to combine parcel #0509-173-9260-2, zoned R-1A and #0509-202-8610-4, zoned A-1Ex, to create one parcel for residential use. The .6 acres parcel would be zoned R-3. Owner and Applicant is Eric and Carolann Nelson, 2802 Moland St., Madison, WI 53704.

Eric Nelson, 2802 Morland St., appeared to discuss combining two parcels totaling .6 acres and rezone to R-3. The old schoolhouse was torn down in December 2016. The Nelsons are planning to build a home and need to install a septic system which wouldn't fit on just one lot due to the size. There was discussion on the location of the driveway and possibly moving to a safer location. The greenhouse will be used for personal use only.

2. Close Public Hearing.

Chairman Duffin closed the public hearing at 6:47 p.m.

3. Call Plan Commission meeting to order.

Chairman Duffin called the regular plan commission meeting to order at 6:47 p.m.

4. Discussion and possible Recommendation to the Town Board:

a. Land Division and Rezone Request. Petition # 11099.

Motion by Hagemann to approve the Land Division and Rezone, Petition # 110099. Seconded by Blomstrom. Motion carried 6-0.

b. Combining Lots for Residential Use and Rezone Request. Petition #11112.

Motion by Morrison to approve Combining Lots for Residential Use and Rezone Request, Petition # 11112. Seconded by Wiedenbeck. Motion carried 6-0.

5. Approval of minutes from the last meeting.

Motion by Christensen to approve the minutes from January 17, 2017. Seconded by Blomstrom. Motion carried 6-0.

6. Public Comments.

Spenser Johnson, 6295 Lacy Road, from Payne and Dolan appeared to update the town that they plan to start in late March.

Paul Morrison, 1239 S. Fish Hatchery Rd., discussed downsizing and selling his home. He wants to split the house from the rest of the farm land. They may sell the house with twelve (12) to seventeen (17) acres. The business is on a 4-acre parcel. The driveway access to the house would be moved to the south, so it is separate from the business entrance. The property is currently zoned A-1 Ex and be rezoned to A-2 or A-4. The total acreage owned is 38 ½ acres. There are no splits available, but could build with transfer of development rights (TDR) if approved by the town in the future. There are two existing driveways, but one would be closed off for the new driveway.

7. Discussion and possible Action re: Review of the Town Comprehensive Plan.

A plan commission work session was scheduled on Tuesday, March 14 to discuss the ten-year review of the comprehensive plan. Duffin would like the members to read the introduction and first four elements.

8. Discussion and possible Action re: TORC procedures.

No discussion.

9. Change date of April 2017 Plan Commission meeting due to conflict with Annual meeting.

The plan commission April meeting date was changed to Tuesday, April 25, 2017 due to the annual meeting.

10. Communications.

No communications.

11. Adjournment.

Motion by Hagemann to adjourn the meeting at 7:25 p.m. Seconded by Wiedenbeck. Motion carried 6-0.

Respectfully submitted,

Jennifer Hanson