Town of Oregon
Plan Commission Meeting Minutes
Tuesday, August 16, 2022

Yanacheck opened the public hearing on Tuesday, August 16th, 2022 at 6:30 p.m.

Agent Bob Talarcyk appeared in person for the following request. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11877. Parcel #0509-363-9160-0; 75 Union Rd Brooklyn, WI 53521. This request is to Rezone 1.47 acres from FP-35 (General Farmland Preservation) to RR-2 (Rural Residential) adding land to adjacent residential lot. Applicant/owner is William Thorson 75 Union Rd. Brooklyn, WI 53521.

No public comment.

Applicant Eric Grover, 742 Foxfield Rd., Oregon, WI 53575, appeared in person for the following request. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11883. Parcel #0509-343-9115-0; Alpine Rd west of Glenway Rd., Oregon, WI 53575. This request will create 4 residential lots. Owner is Keller Rev. Tr., Dora 5152 Netherwood Rd., Oregon, WI 53575. Applicant is Eric Grover, 742 Foxfield Rd., Oregon, WI 53575.

Dave Balter, 5556 Alpine Rd, Brooklyn, WI inquired about the easement and how it would be maintained, the adjacent landowner and their ability to split or build, and setback requirements for building.

Roll Call
Present: Sharon Christensen, Arlan Kay, Andy Blomstrom, Dave Hagemann, Chuck Soule, Gena Larson. Also, Present: Deputy Clerk/Treasurer Stephanie Goth, Town Board Chair Wayne Ace, Supervisor and Supervisor Carl Walser.

Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11877. Parcel #0509-363-9160-0; 75 Union Rd Brooklyn, WI 53521. This request is to Rezone 1.47 acres from FP-35 (General Farmland Preservation) to RR-2 (Rural Residential) adding land to adjacent residential lot. Applicant/owner is William Thorson 75 Union Rd. Brooklyn, WI 53521.

Moved by Hagemann, seconded by Christensen to recommend approval of Petition #DCPREZ-2022-11877. Motion Carried 7-0.

Applicant Eric Grover, 742 Foxfield Rd., Oregon, WI 53575, appeared in person for the following request. Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11883. Parcel #0509-343-9115-0; Alpine Rd west of Glenway Rd., Oregon, WI 53575. This request will create 4 residential lots. Owner is Keller Rev. Tr., Dora 5152 Netherwood Rd., Oregon, WI 53575. Applicant is Eric Grover, 742 Foxfield Rd., Oregon, WI 53575.

Moved by Hagemann, seconded by Blomstrom to recommend approval of Petition DCPREZ-2022-11883 with the following conditions, a joint driveway agreement be recorded for driveway between lot 1&2 and lot 3&4. Motion Carried 7-0.

Approval of Minutes

Moved by Christensen, seconded by Soule to approve the July 19th, 2022, meeting minutes. Motion carried 7-0.

Public Comment:

Phil Peterson, 1275 Lathers Rd., Oregon, WI 53575 appeared to review future request for land split and rezone creating 2 residential lots and changing boundaries of existing lots.

Review and Possible Action re: Update of Township Land Use Plan. Land Use Chapter Review.

Brian Standing, Dane County gave a comprehensive presentation regarding residential growth, planned capacity, renewable energy facilities, solar arrays, and commercial development.

Projected residential growth and Planned capacity: Standing shared approximately 300 potential homesites available. Projected growth by 2040 is 198 population, 70 new households. Need is 140 homesites. Yanacheck asked Standing how the Town can direct people to the existing available homesites. Standing stated the Town could identify the areas with the most development potential and rezone said areas into a zoning category that allows for more lots, example SFR-2 or RR-2. That would allow for them to be built on by creating a CSM. Identify areas adjacent to subdivision and put them in a different density category to create well designed compact density. Discussion occurred regarding Transfer of Development Rights, education of public and steps needed to amend the Comprehensive Plan to accommodate a future request. The Town Board and Plan Commission intends on having a joint meeting to discuss density needs and how to address future growth.

Solar Arrays: Standing shared the three categories of renewable energy (solar), personal rooftop solar is a permitted use. Primary offsite use under 100mw the Public Service Commission is not going to take jurisdiction and would come as Conditional Use Permit therefor there is a need to have language in the Comprehensive Plan. Over 100mw the Public Service Commission will issue a certificate of necessity and preempt local zoning.

Commercial Development: Review on case-by-case basis the map does not have designated areas for commercial. Standing reviewed policies applicable in all areas.

Communications.

Blomstrom shared with the Commission his intentions to winter in Florida starting in November. Blomstrom stated we would want to look for a replacement for him as it's been 30 years and time to step down. First meeting missed will be November.

Soule inquired if the Plan Commission would go through Chapter 8. Hagemann stated he is interested in hearing the Town Board's direction and then reviewing Chapter 8. Yanacheck stated Chapter 8 is the driving force and should be reviewed. Goth inquired what the Commission wishes on reviewing Chapter 8. Yanacheck stated his wishes are the members would go through it individually and once they have their thoughts and suggestions to meet and review paragraph by paragraph as a group. Kay asked if they should have Standing present. Yanacheck would like to have the conversations as a group and then involve Standing.

Town Board Items.

Kay stated the Town Board would like to have a joint meeting to discuss growth and levy limit restraints. Town Board will discuss at the September 6th meeting and Goth will update the Commission and Standing on date if they decide to hold one.

Adjournment.

Moved by Christensen, seconded by Hagemann to adjourn meeting at 9:30 pm. Motion Carried.