Town of Oregon
Plan Commission Meeting Minutes
Tuesday, October 18th, 2022

Yanacheck opened the public hearing on Tuesday, October 18th, 2022, at 6:30 p.m.

Applicant Phil Petersen appeared in person for the following request. Create Two Residential Lots/Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11905. Parcel #s 0509-101-9500-7, 0509-101-9001-1, 0509-101-9300-9; 1264, 1275, 1276 Lathers Road and land to the south. The request is to create two residential lots and modify other lot boundaries. A new 4-lot CSM; Lot 1 is 2.0 acres from AT-35 to SFR-2 (buildable lot), Lot 2 is 2.0 acres from RM-8 to SFR-2 (buildable lot), Lot 3 7.6 acres from RM-8 to RR-4 and Lot 4 1.1 acres from SFR-08 to SFR-1. Applicant is Oregon Farm Ltd. Partnership, 1275 Lathers Road, Oregon, WI 53575 No public comment.

Yanacheck called the meeting to order directly following public hearing.

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

Create Two Residential Lots/Land Rezone/Certified Survey Map Request. Petition #DCPREZ-2022-11905. Parcel #s 0509-101-9500-7, 0509-101-9001-1, 0509-101-9300-9; 1264, 1275, 1276 Lathers Road and land to the south. The request is to create two residential lots and modify other lot boundaries. A new 4-lot CSM; Lot 1 is 2.0 acres from AT-35 to SFR-2 (buildable lot), Lot 2 is 2.0 acres from RM-8 to SFR-2 (buildable lot), Lot 3 7.6 acres from RM-8 to RR-4 and Lot 4 1.1 acres from SFR-08 to SFR-1. Applicant is Oregon Farm Ltd. Partnership, 1275 Lathers Road, Oregon, WI 53575

Moved by Christensen, seconded by Hagemann to recommend approval of Petition #DCPREZ-2022-11905 Motion Carried 7-0.

Approval of Minutes
Moved by Hageman, seconded by Soule to approve the September 20th, 2022, meeting minutes. Motion carried 7-0.

Public Comment:
Don & Deb Tofte, 5431 Lincoln Rd., Oregon, WI 53575 appeared in person to proposed building another home on their property. Tofte's went to the Village for their approval since the property is in the Village of Oregon's ETJ.

Jerry Jensen appeared in person to propose a development off Glenway Rd. Potentially creating a road and subdivision plat. Discussion occurred regarding the amending the Comprehensive Plan to allow a subdivision plat in that area.

Dave Dillman, 6029 County Highway A, appeared in person expressing concern that he cannot build on their 5-acre lot that they purchased with the intent on creating an additional lot. Stating they purchased prior to the Farmland Preservation 35-acre density standard. Desire is to create a second lot for an accessible home and having a family member move into the current home.

Bill Rockwell, 925 Glenway Rd. questioned if the Windridge Road extension was a Town of Oregon suggestion/wish and if that was on file. Clerk Hanson stated that was not on record as a town wish and that it was merely a scenario given by Dane County Planning.

Jessica Barmack, 999 Glenway Rd. commented that she spoke to Dane County Planning regarding the Windridge Road extension and that she gathered the scenario given in the interest of traffic flow. She believes it would contribute to the Glenway traffic and that the neighbors would not be in favor of that.

Award Presentation

Chair Yanacheck presented Blomstrom an award for his many years of services to the Plan Commission and as the Town Assessor.

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

Brain Standing, Dane County Planning, presented the draft Comprehensive Plan. Standing gave an overview of Goals and Objectives of the Land Use Chapter and reviewed the changes from the current plan including a overview of Commercial, density unit standards as it pertains to contiguous and non-contiguous land of original farm units, Transfer of Development Rights (TDR), Reclamation language regarding Mineral extraction plants, the addition of language regarding solar energy farms, and resource protection areas.

Yanacheck inquired about cultural protection areas why they are secret locations and how do we protect without that information. Standing responded that the Wisconsin Historical Society does to release that specific location to avoid vandalism and scavenging. Dane County does have access via a licensed agreement and if there are specific areas that need to be identified to contact the County to determine. Discussion ensued.

Kay inquired about the previous Conservation Subdivision language (unused), stating that he does not see it. Standing explained it was removed.

Standing reviewed the available density units in the town and ways to inform landowners that they have available units. Standing reviewed how the Town could encourage development, should they choose to do so by blanket rezones and reviewed how TDR works to allow said landowners to sell splits and maintain farmland.

Larson inquired about Transfer of Development Rights, what Towns utilize the program and how it compares to the language used. Standing reviewed the towns like Oregon with TDR polices such as Cross Plains and explained that they see 1 to 2 uses a year. Discussion ensued.

Yanacheck spoke about siting and design guidelines. Standing reviewed where to find them in the plan. Discussion ensued regarding what tools are available for the Plan Commission to make decisions on future applications.

Discussion occurred regarding next steps between the Town Board and Plan Commission to discuss and determine future growth. The Town Board and Plan Commission have agreed to have a Joint meeting to discuss.

Communications

Yanacheck discussed whether the Plan Commission should meet in December. Typically, they do not, they did last year twice. TBD.

Town Board Items.

Kay stated the Town Board would like to set a date in December for the joint meeting regarding development topics. Potential date provided is December 13th, 2022.

Adjournment

Moved by Soule seconded by Blomstrom to adjourn meeting at 8:58 pm. Motion Carried.