

Town of Vienna Monday, May 12, 2025
Plan Commission Minutes

The Town of Vienna Plan Commission meeting was called to order on Monday, May 12, 2025, at 7:00PM by nominated Chair, Cate Heath. Commissioners Steve Herbrand, Joe Henry, Jim Koch (via ZOOM) and Clerk Kathy Clark were present. Dane County Senior Planner Curt Kodl and Resident Nancy Caldwell were also present. Commissioner Brian Meinholz was excused.

Public comment: None

Approve the minutes: Motion by Herbrand, second by Heath to approve the minutes for the April 14, 2025, Plan Commission meeting. Motion carried (4-0).

Discussion and possible recommendations on Comprehensive Plan Amendment: Clark reviewed the last notes made to the comprehensive plan. To accommodate future development, the land use map needs to define areas that could be zoned business or commercial. Koch asked if the area defined on the map needs to be rezoned. Clark responded that there is no immediate need to rezone the land unless a business would want to develop it. Last year, a study was performed by Vandewalle & Associates to provide an analysis of service and growth opportunities. One area discussed for light commercial operations was along Patton Road, from Norway Grove School Road to County Highway DM. This area already has businesses operating in the area. Some noted are ATC, Madison Sand & Gravel, E80 Company and Diehl Neumaier Salvage Yard. Because the access to the business operations is off Patton Road, it was designed for heavier traffic. Kodl provided a copy of the Town of Cottage Grove plan as an example. They have a table or list of conditions and policies that apply for residential or commercial development. He went on to explain how this could be used as part of the town's plan. Henry asked about the utility services and how the town plans to provide them. Clark showed the map of UD1 sanitary district and where the services extend to. The water service is being discussed, and the town Engineer is researching possibilities for the town to incorporate into the new comprehensive plan. Since the town's primary businesses are located on Highway V, this is considered the main route to new businesses going west as an easy on/off access from the interstate. Residential development is targeted in areas already with housing neighborhoods, such as along Easy Street and Hickory Lane, where sewer does exist in UD2. Kodl provided draft procedures to start the process of building within the town. This will need further review at the next plan commission meeting in June. Discussion followed. Motion by Herbrand, second by Henry to recommend approval of the amended language and noted commercial corridor to the comprehensive plan as presented. Motion carried (4-0)

Adjourn: Motion by Koch, second by Henry to adjourn. Motion carried (4-0) Meeting was adjourned at 7:41pm.

Prepared by: Kathleen Clark, Clerk

Note: These draft minutes are subject to approval at the next Plan Commission Meeting.