

Town of Vienna Wednesday, March 11, 2026 Plan Commission Minutes

The Town of Vienna Plan Commission meeting was called to order on Wednesday March 11, 2026, at 7:00PM by Plan Commission Chair, Cate Heath. Commissioners Steve Herbrand, Matt Shefchik, Joe Henry, Jim Koch (via Zoom) and Clerk Kathy Clark were present. Also present, Town Engineer Scott Anderson, Board members Jerry Marx, Amanda Nickel, Dakota Cable and Gary Endres, business owners Jamie and Jessica Wendt and many attendees were present. A copy of sign in sheets will accompany the minutes.

Recite the Pledge of Allegiance

Public comment: Several individuals had requested to speak. Dave Lynch spoke about the 170 acres of wildlife and improvements around where Madison Springs is looking to build. Lynch stated that the comprehensive plan protects the wetland and wildlife preservation and approving this site plan tonight, the commission is disregarding the language of the comprehensive plan. Next, Marc Martin, a certified wildlife biologist with a degree in Wildlife Management and the Manager of Goose Pond Sanctuary. Madison Springs is looking to develop property that does border wetlands. Martin was concerned about chemicals running into the wetland. He had a handout with pictures of the area. Martin asked the engineer some questions and completed his request. Emma Raasch and Miles Rail spoke as part of the Goose Pond Sanctuary, in support of wetlands. Keith Ripp, the retired State Assembly representative, stated it would be a tax revenue source for the town. He also has worked with the owners of the proposed business for many years. Ripp supported the development.

Approve or amend the minutes: Motion by Herbrand, second by Shefchik to approve the minutes for the January 12, 2026, Plan Commission meeting. Motion carried (5-0).

Discussion and possible recommendation for approval on Madison Springs Development Application to build on the corner of Patton Rd and Hwy V - Parcel #0909-211-8000-3: The builder and owners presented a site plan and design for the new business. Wendt's explained that the business is more than 50% parts sales. There is very minimal repair of engine leaks as this is not their business profile. The main concept is truck spring replacement via inhouse or by sales of springs and parts to mainly trucking business operations. The town Engineer provided a summary of review and proposed additions or revisions to the plans presented. Discussion followed. Further questioning from attendee's and commission members took place. Each question was addressed and noted for the next step in the approval process. A meeting to discuss the landscaping design was planned for follow up with the builder, developer and owners. At this stage, the plan commission ensures this meets the comprehensive plan and it does. If recommended for approval, it will go to the town board for final review and possible approval. Motion by Henry, second by Herbrand to recommend approval of application and development of Madison Springs Development. Motion carried (5-0)

Adjourn: Motion by Herbrand, second by Koch to adjourn. Motion carried (5-0) Meeting was adjourned at 8:05pm.

Prepared by: Kathleen Clark, Clerk

Note: These minutes were approved at the 4/13/26 Plan Commission Meeting.