Town of Vienna
Monday, September 14, 2026
Plan Commission Minutes

The Town of Vienna Plan Commission meeting was called to order on Monday September 14, 2026, at 7:00PM by Plan Commission Chair, Steve Herbrand. Commissioners Joe Henry, and Clerk Kathy Clark were present, with Matt Shefchik and Jim Koch (via Zoom). Also present was Supervisor Gary Endres, Nancy Caldwell and Dave Lynch (via Zoom).

Recite the Pledge of Allegiance

Public comment: Dave Lynch requested that the plan commission, in reviewing the comprehensive plan, take into consideration the plan on a whole. Lynch is very concern with the water quality protections. In chapters 5, 9, 11, 13, 14 and 16 pertaining to water, waterways, wetlands and habitat. Lynch would like to see that language incorporated in the economic plan.

Approve or amend the minutes: The minutes provided for review were incomplete for action. The board tabled the approval until next month's meeting.

Discussion and possible recommendation for approval on Pulvermacher application to rezone property and divide the empty lot adjacent with neighbor (Mallon)-Parcel #0909-354-0181-0; 0909-354-0172-0: An empty lot is located between two neighbors and the owner is willing to split the land into equal parts to add to each existing residential lot. Discussion followed. Motion by Henry, second by Ripp to recommend approval of the application to rezone the property and split the lot in two for each property to add on. Motion carried (5-0)

Discussion and possible recommendation for approval on Endres Rezone Application to rezone property and purchase of additional land from neighbor (Chancellor)-Parcel #0909-284-9380-0; 0909-284-9340-0 and other parcels included: This application has been reviewed by the town and county to find a zoning district that would work for the land division requested. Due to the existing business owned by Chancellor, certain requirements apply that did not allow a simple zoning to apply. Based on the setbacks and rules for a family business, the only zoning to allow the change proposed would be Heavy Commercial. Endres provided an explanation on the plan for the land. A parcel created for his nephew was never built on along with the existing pastures that are no longer used for horse riding. Endres would buy all that back and Chancellor would keep his business and house on a 3+ acre lot. To operate a small business on a small lot did not fit into any commercial district except heavy commercial. The plan members discussed this option and how to allow this type of zoning for a business like this. It was decided this was possible if the right restrictions and agreements are in place. The commission tabled it until next meeting to research the best proposed district with Dane County.

Discuss and Review of Comprehensive Plan Element 6: Economic Development: The first review and discussion on this chapter took place. Under strengths and weaknesses, the description states: Because of the rural character of much of the town and the lack of historic town commercial centers, careful planning of new commercial development will be necessary to minimize impacts to surrounding properties. Clark stated this needs to be addressed and updated for future planning of development. Another area of updating is in the boundaries and utility services. More discussion will take place at the next meeting.

Adjourn: Motion by Ripp, second by Shefchik to adjourn. Motion carried (5-0) Meeting was adjourned at 6:40pm.

Prepared by: Kathleen Clark, Clerk

Note: These minutes were approved at the October 12th Plan Commission Meeting.