

TOWN OF DUNN
LAND USE PLAN COMMISSION MEETING MINUTES
June 2, 2025

Vicki Price called the meeting to order at 7:00 pm on Monday, June 2, 2025

Commission members present: Kristi Ohman, Vicki Price, Tim Lienau and Richard Thomas Missing: Matt Messa

Clerk: Sally Rasmussen Guests: Martha Peabody, John Jacobson, Dan Jacobson, Paul Jacobson and Terry Ault

Surveyor: Ron Jaspersen Chairman: Forrest Johnson

1. Minutes: **It was moved by Richard Thomas and seconded by Kristi Ohman to approve the meeting of May 5, 2025**
2. Public Comment: None
3. Jaspersen/Jacobson 5 lot Subdivision Request: Jacobson trust is splitting into 5 lots. The land started as 56 acres. It is split into Lot 1 7.40 acres, Lot 2 5 acres, Lot 3 13.93 acres, Lot 4 20.24 Acres and Lot 5 9.21 acres. The 5 lots are in 2 CSM's. One has 2 lots and one has 3 lots. The Lots have an unnamed stream. The shaded area of the CSM's is open space. The blue area on the CSM is the slope area and unbuildable. The land is zoned GA with no wetlands and no flood plains. Both CSM's are at the county. The agricultural land is staying agriculture. **Richard Thomas made a motion to accept both CSM land divisions for all 5 lots and send the recommendation to the board. Tim Lienau seconded. MC**
4. King / Ault Pre Application Conference: Terry Ault is present to do a pre application conference to clean up some land. There is a 9-acre parcel with houses that Terry would like to split into two parcels. Lot 1 would be approximately 3 acres and Lot 2 would be approximately 5.5 acres. The 2nd subdivision will be the 40-acre land to the south split into two parcels. Lot 1 would be approximately 37 acres and Lot 2 would be approximately 3 acres. Once the land is split, the southern lot (Lot 2 of first subdivision) will be added to the Lot 1 of the 2nd Subdivision to make approximately 43 acres. The plan commission suggested two surveys. One with each 40 on it. It would clean up the surveys. The utility/easement access to Lot 1 is too convoluted. The asked that it be more defined. The presentation was also missing green space, slopes and ground water recharge.
5. Terry also discussed a possible Rezone for the land he purchased from Bob Thibado. He wishes to turn the field into a small community. The plan commission discussed that he would need two driveway accesses to the community and he would need to rezone the driveways. No cul-de-sacs are allowed in the Town of Dunn. As the land is on Highway 25, he would need to work with the state for Driveway access.
6. July 7th, 2025 Meeting Agenda: Temporary Structure, ADU

Kristi Ohman made a motion to adjourn. Tim Lienau seconded at 8:08 pm. MC

Respectfully submitted,
Sally Rasmussen - Clerk

C: Town of Dunn Board
Plan Commission

(The minutes are subject to approval at the next, regularly scheduled Plan Commission meeting)