

TOWN OF DUNN
LAND USE PLAN COMMISSION MEETING MINUTES
JUNE 3, 2024

Matt Messa called the meeting to order at 7:00 pm on Monday, June 3, 2024

Commission members present: Matt Messa, Krist Ohman, Tim Lienau, and Richard Thomas Missing: Vicki Price. Also Present Chairman: Forrest Johnson Clerk: Sally Rasmussen Town Citizens: Joan and John Friedenfels, Dain Peer

1. Minutes: **It was moved by Kristi Ohman and seconded by Tim Lienau to approve the meeting inues of May 6th.**
2. Public Comment: None
3. Friedenfels Re Zone – Friedenfels wants to rezone their land from GA to R1 in order to subdivide later. They were unable to do so in February of 2022. The spoke about their future plans to subdivide their land and have the current building converted to a home, so they have to option to sell. Johnson asked about the building that is currently on the property. John stated it started out as a garage, but was too nice, so he made it into a business show room and now wants to make it into a home. **Tim Lienau made a motion to do a rezone from GA to R1 for the entire parcel. Richard Thomas seconded. All in Favor. MC.**
4. Dain Peer spoke about his Glamping campground that he wishes to have in the Town of Dunn. He would need a variance in GA to have 8 sites with 2-person occupancy per site. They would provide a semi-permanent tent on a platform with a fire ring. Chairman Johnson asked about a porta potty. Mr. Peer says they plan to have a porta potty and eventually they want a pit privy. Tim Lienau asked about water, septic, parking, etc. Mr. Peer said they just want a small, quiet space for people. It has access by truck, but it is not allowed except for emergency vehicles. The campground would be considered a Rustic Campground. Mr Peer will be getting variances for allowing camping in a rustic campground (a pad to put your tent on) and a variance for providing a porta potty facility. A rustic Campground does not have porta potties, but holes dug. A rustic campground does not have a permanent tent with a down mattress, but temporary tents. The density requirement for rustic is one site per acre 400 feet apart. They need a variance for the 400 feet. Their land allows for closer campsites without seeing their neighboring campsites. The plan commission will be going through the Camping Ordinance provided by the Town of Menomonie and reconvening on July 1st.
5. Driveway Ordinance: Not ready
6. ADU Discussion: None
7. PIN Transfers: None
8. July 1, 2024 Meeting Agenda: Driveway Ordinance, ADU, Campground ordinance, Subdivision

Richard Thomas made a motion to adjourn. Kristi seconded at 8:04 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)