

Dunn eyes strict land-use plan.

By LINDA THOMSON
Capital Times Correspondent

DUNN — A draft land use plan which would restrict rural development and halt all large-scale land divisions until 600 existing vacant lots are filled met with a rather quiet reception from 60 town residents — including 12 farmers — at the first of three public hearings Wednesday night.

Questions about the proposed plan, one of the strictest in Dane County, and about Dunn's 54 farms, dominated the somewhat subdued meeting, which was a marked contrast to past stormy sessions involving land use issues.

A major concern, especially for farmers, was a new density restriction proposed for rural development, which supporters felt would protect dwindling agricultural land for future generations and safeguard farming for young people.

Others, however, felt the new restriction would usurp private property rights, boost farmland taxes while cutting its resale value, and prevent older farmers from subdividing their land for retirement cash.

Under the proposed plan, a landowner whose property is classified as agricultural will be allowed to divide one two-acre or larger lot for every 35 acres he owns — and no more — unless a hardship or other unforeseen circumstance would arise.

One, or possibly two, additional homes could be built on land covered by the 35-acre ratio, generally for farmers' offspring or hired help, as long as the land was not divided.

The lot would also have to be rezoned from agricultural status to R-H-1, a rural residential classification which permits owners to keep a limited number of farm animals.

The two-acre minimum was chosen to fit the "rural lifestyle" generally sought by people building in Dunn because it would give them the chance to keep animals under the county zoning requirements for R-H-1, Plan Commission member Ed Minihan said.

Two acres would also provide a buffer between farm operations and

non-farm dwellers, and would guard against septic system troubles, he said.

"This farmland is our retirement," objected one man. "The people who live in town have retirement built into their jobs. I'm not ready to sell, but I think we've losing one of the rights

America was formed for: the right to do what you want with your property."

The two other meetings will be at 7:30 p.m. Wednesday, at the Dunn Town Hall, 4156 County B, and on Wednesday, March 14 at the Lake Waubesa Community Center.

Dunn land use plan draws praise, criticism

by Meg Nielsen

Dunn's plan commission got both criticism and praise for its efforts at the first in a series of three meetings designed to explain the town's new land use plan.

Rough drafts of the plan, which the commission has been preparing for two years, were available for study and comment. Plan commission member David Houghton gave the presentation and fielded questions in the absence of chairman Ron Larson.

Houghton said the plan contains goals, policies and maps which cover three areas: agricultural lands, environmental and open space lands and growth (residential). While the plan seeks to limit growth to

sewered areas (no new subdivisions will be allowed), it is far from a no growth plan, Houghton noted. To conform to the goals set forth, 42 new homes may be built each year for the next 20 years or until the year 2000. This would keep the town in line with population figures projected by the Dane county regional planning commission (RPC).

Fifty one homes were built per year in Dunn from 1970 to 1977. The regional planning commission (RPC) projections were 22 per year and the Dane county average for number of homes per year is 18, Houghton said in a comparison with the plan commission's figure of 42 homes per year.

Growth will be allowed on vacant lots in sewered subdivisions, unsewered subdivisions, and in some small areas between two or more existing subdivisions. The plan also allows a farmer to develop or sell off one two-acre plot for every 35 acres he owns. This means a farmer could provide a home for his son or farmhand if that person wished to take over the farm. It also would give a farmer a chance to sell off several lots in an area least suitable for farming to help him out financially.

Houghton pointed out that the plan has a built-in flexibility in that each year from Jan. 1-31, petitions may be submitted recommending changes in the plan. These will be

reviewed by the town board and plan commission, and if recommended, placed on the agenda of the annual meeting for approval.

Most questions were concerned with the two-acre plot per 35 acres. Some thought a farmer would have to divide his farm into several 35-acre plots in order to sell one two-acre plot on each. It was explained that the farmer could put houses on several two-acre lots in an area unsuitable for farming as long as the area passed the perc test.

The two-acre lot size corresponds to the recommended Dane county minimum amount of land required for rural zoning. It allows a property owner to keep animals other than dogs and cats, Houghton explained.

Mary Hanson, a commissioner of sanitary sewer district #3 asked how the sewer district was supposed to meet its bond if the present growth restrictions were followed. She said when the sewer district was formed, one condition for its inception was that it must grow 27 homes per year. If the area does not add more hook-ups, Hanson said, the price of the sewer service will go up.

Richard Strauss, a resident of the sewer district, said he moved to the town of Dunn because he liked the rural atmosphere and that he would be willing to pay more for his sewer because he likes the area the way it is.

Dunn resident Bob Willdeck said he was concerned that the plan interferes with the system of free enterprise. He said he hates to see the control of privately owned land given to the bureaucracy.

Another area of concern was that without development, the value of farm land would go down. Plan commission member Ed Minihan said that Dunn contains very good farmland and the fact that it will remain farmland can only increase its value.

Both Bob Uphoff, chairman of the agriculture committee, and his father commended the plan commission for trying to give the farmers some protection against higher taxes and pressure to subdivide. Uphoff said, "The land was here before we were born and it will be here long after we are gone, we are more than land owners, we are caretakers of the land and must look towards its preservation."

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McFarland, WI 53558
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Perspective

P/C 3-15-79
PRESS CONNECTION

By Tom Blackwood
Press Connection Contributor

TOWN OF DUNN — Following a series of recent public meetings, the Town of Dunn Planning Commission released a draft copy of its land use plan. This document represents an effort on the part of the seven member commission to solidify the future of this basically agricultural area for the next twenty years.

The Town of Dunn lies to the south and east of the City of Madison and in an area embracing prime agricultural land, wetlands and residential development in and around the areas of Lakes Waubesa and Kegonsa. As compared to other townships in the greater Madison area, e.g., Fitchburg, the area is amazingly free of clustered housing developments. This is attributable to numerous factors which must include progressive Town government and the continued dedication of farmers within the area.

Faced with the challenge of reconciling environmental quality with economic pressures, the

commission has drafted a rather unique document which allows for growth at a rate exceeding the Town's projected "share" without compromising the rural character which farmers and other residents find attractive.

In May of 1977 the Town Board created the Plan Commission which recommended a moratorium on the division and

These lots (over 600 in number) are to be developed before any large scale land divisions are to be considered. Development would also be allowed in two other areas:

- Within sewerer platted areas where large lots exist and are surrounded by smaller lots. Minimum lot size would be one-half acre.

- In agricultural areas where the splitting of one lot per 35 acres would be allowed. The minimum lot size is two acres in these areas.

Areas considered for rezoning should be:

- Land without a history of economically viable farming.
- Land inaccessible to farm machinery.
- Land that could be developed without conflict to surrounding agricultural areas.
- Land where development would not disturb important natural features such as woodlots, wetlands, steep slopes and hedge rows.

The plan addresses numerous environmental and economic issues separately within the

framework of the presented goals.

While some may argue that the plan is too weak in controlling development i.e., the plan actually calls for a growth rate exceeding the Township's share, others may say it is a step forward in preserving a valuable resource while facing economic realities. Certainly the plan could provide a model for other towns as well as the county.

The residents of the area may well decide the fate of the Plan as Town Board elections take place on April third. The lines have been drawn as the candidates are split regarding the land use issue. Incumbent supervisor Edmond Minihan, a supporter of the planning concept, faces Homer Vick, who has been less than supportive. Proponent Wes Licht and opponents Sidney Hanson and Terry Halverson are vying for the remaining two seats.

A shift in the present balance could easily mean a quick end to the efforts of the Board to develop policies that are environmentally sound and economically viable.

Land use plan the key in Dunn race

Commentary

subdivision of land during the planning period. The moratorium expires June 14, 1979.

The goal of the plan is the preservation of agricultural lands and open spaces while allowing for a stable, steady population growth. Basic to the goal is the policy labeled the "Rural Homes Concept." This would maintain the Town's rural character while allowing some flexibility for farmers to develop their land.

The basic intent of the plan is to limit development to existing platted lots within the Township.

TOWN of DUNN ELECTION
Vote April 3/7 a.m.-8 p.m.
Dunn Town Hall

Elect **EDMOND P. MINIHAN**
CHAIRMAN
Town of Dunn

"We must plan for the future! Uncontrolled growth urged by our opponents will cost you money and your lifestyle. Without a land use plan there is no alternative to extensive development. We do not have a town tax now - let's keep it that way!"

Elect **WESLEY J. LICHT**
SUPERVISOR
Town of Dunn

"I strongly support the land use plan because I do not want the Town of Dunn to become an urban extension of Madison. The choice is yours: controlled, planned growth - OR - costly, land-consuming full scale development."

Elect **ROSALIND GAUSMAN**
CLERK
Town of Dunn

"My work for the Dunn Plan Commission, Relief Director for the Town of Dunn, and over seven years of secretarial work give me the experience necessary to be Clerk of the county's third largest town. I offer experience, knowledge, skill and dedication."

Authorized and Paid for by: Edmond P. Minihan for Chairman, Lorraine Hawkinson, treas., 3836 Rutland-Dunn Rd., Oregon, WI 53575; CAMPAIGN FUND for Wesley J. Licht, Stener B. Halverson, treas., 1892 Hwy. 51, Stoughton, WI 53589; Rosalind Gausman, 2314 Keenan Rd., McFarland, WI 53558.

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Larson: Land Use In Dunn On Track

By RICK MOONEY

Dunn Plan Commission Chairman Ron Larson is optimistic that the commission "is on the right track" in trying to develop an acceptable land use plan for the town.

"I think that the majority of people like what we have shown them," Larson said after the third and final public informational meeting in the Waubesa Community Center last Wednesday night.

He continued, "At the three meetings, a number of persons told us that we had taken away their right to do what they want with their property and just as many told us that we had not been restrictive enough in trying to limit develop-

ment. This indicates to me that we have found a middle ground and that our plan is quite reasonable."

LARSON SAID the commission will now review the plan once more in an attempt to implement suggestions made by the public at the three meetings.

The plan commission will take a hard look, Larson said, at the need for a variance procedure that would allow special treatment for lot division among family members and the question of whether a policy that would allow one new lot to be created for every 35 acres of land owned should run with the

land or be limited to a certain time period.

"WE ADDRESSED both of these questions time and again," Larson said. "But because of the discussion at the public meetings, we feel that we should look at them again."

Once the final draft has been completed, and the report from the town's open space committee incorporated into the plan, the commission will sponsor one more public information (probably in late April or early May), Larson said.

Larson said that the plan will then be presented to the town for a vote of adoption.

Dunn contest centers on land use

By LINDA THOMSON
Capital Times Correspondent

DUNN — A hotly contested election which centers around a proposed land-use plan which would limit growth has environmentalists and developers battling.

One side charges that a loosely knit coalition of developers with an eye on their own future profits is bankrolling some candidates. The other side claims their opponents have been heavy-handed and unfair in forcing unnecessarily strict land-use controls down the public's throat.

In the town chairman's race is Edmond Minihan, incumbent town supervisor and plan commissioner who has been instrumental in drafting the plan. His challenger is Homer, Vick, a former McFarland School Board member who is newcomer to the Dunn political arena.

The three-way race for two town supervisor seats features Wes Licht, a school teacher who is an advocate of the land-use plan and is running with Minihan; Sid Hanson, a farmer and long-time board member who finds the plan too restrictive; and Terry Halverson, a state employee, former supervisor and local developer who also thinks the plan is too strict.

The controversial plan is geared toward preserving Dunn's rural nature and protecting farmland, its supporters say.

If adopted, it would stop any new land divisions until 550-600 existing vacant lots are filled. It would also prohibit unsewered subdivisions and limit population growth (currently 4,000 plus) to a size that would not require the full range of urban services.

Under this plan, a rural home could be built only on a two-acre lot divided from a 35-acre parcel.

In Minihan's view, the plan is rea-



Ed Minihan

comprised entirely of state and federal shared revenues.)

"There's a limit to what we can sustain and still maintain the town's essential character. I'm not a wild-eyed environmentalist, but if we grow precipitously, I don't know how we'll provide the services."

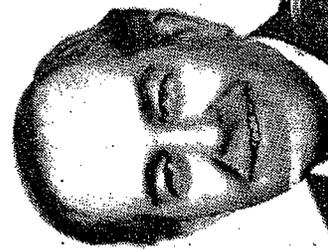
But although the plan does limit growth, it will not stop development altogether nor will it keep people from moving to Dunn, Licht maintains. The plan can be amended each year by voters at the annual meeting and it does allow exceptions in hardship cases.

Both Minihan and Licht see the election as a crucial choice between pro-plan candidates or special-interest groups.

But Homer Vick sees it differently. He thinks the current administration represents only a minority of Dunn residents and has caused a divisiveness in the community that was not there previously.

Vick denies that he is a "developer-backed candidate," and said that although he does not favor the proposed land-use plan, he is not an advocate of unchecked growth.

Instead of the plan's projected growth rate of 1.7 percent per year, Vick advocates a 4 percent growth rate, which he believes is more reasonable for a community located near Madison.



Homer Vick

sonable proposal which will provide for orderly growth.

The plan's preparation — which took two years of intensive work by the plan commission — was a "mandate from the people" given during the last election when Minihan and another land-use plan advocate, former Town Chairman Cal DeWitt, trounced their opponents with a more than 2-1 margin, he said.

"This plan is far less restrictive than plans in other towns in Dane County, like Rutland, or Vermont, which has a 10-acre minimum for homes. It is strict compared to what our opponents propose — which is wide-open development — but it does allow a growth rate which is twice what the Regional Planning Commission projected for Dunn," Minihan said.

If the town lets the open-market determine growth, Minihan feels there will be a rash of unchecked development which will change Dunn dramatically and will spur the demand for costly urban services. Thus, he feels, will destroy the lifestyle Dunn residents sought in the first place and will hasten the day when the town levies a property tax. (Dunn's budget is

This would add 1,800 new homes to Dunn by the year 2000 and would up the population to about 10,000 people, figuring 3½ persons per house, Vick says.

"I believe the added growth is necessary so that families starting out and people who want to retire can live here. We should not keep it for the affluent few who can afford it," he said.

Vick also said he does not want to scrap the plan, and finds it a solidly

researched catalog of the town's environmental characteristics. "But it lacks two chapters: It needs an economic-impact statement to show the effect of the plan on taxpayers and sewer users as well," Vick said.

If the costs of government, which increase due to inflation aren't spread over many homes, the sewer rates for individual users in Dunn's four districts will become increasingly burdensome, he said.

Vick also questions whether the 600 vacant lots cited in the plan are suited for building or even for sale.

Hanson, 60, disagrees with the land-use plan because he thinks it is compulsory and usurps the rights of landowners.

"They've gone too far with this — there's a tendency among elected officials to over regulate. If we adopt this plan, when a farmer retires and sells his land, it will go to an adjoining farmer or to a very wealthy elite," he said.

Hanson said he would support a town-sponsored program in which farmers voluntarily signed agreements not to develop for five or 10 years. He also thinks the surge of development predicted by Minihan and Licht will not occur because farmers would find it impractical to sell productive farmland.

Halverson, 35, refused to be interviewed by The Capital Times, but provided a one-page position paper. In it, he wrote: "There is no question that we need to plan for our future growth and that the preservation of our prime agricultural lands and wetlands should be of top priority, but to ignore the fact that Madison is at our back door is analogous to the ostrich burying its head in the sand."

PRESS CONNECTION 4/11/79

Perspective

Environmentalists win in Dunn

By Thomas Blackwood
Press Connection Contributor

TOWN OF DUNN — In the shadow of publicity surrounding Tuesday's Madison mayoral race, important votes were cast south of Madison in Dunn Township. As in Madison, people gathered to await results and celebrate victories.

The atmosphere was festive to say the least — a release of tensions was taking place after weeks of hard door-to-door campaigning that resulted in a victory for the Ed Minihan and Wesley Licht candidates for the Town of Dunn Board. The victory gathering took place at the home of Ros Gausman, also a victor for the position of Town Clerk, along one of Dunn's scenic town roads.

The victory was particularly sweet in this election, since never before were the lines drawn so clearly between environmental and

development interests. The victory was a clear mandate on the part of the residents that they intend to protect their resources from urban sprawl through enactment of a town

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plan that may serve as a model on a state and even national level.

The party was attended by young and old, professional and farmer — no stereotypes here. All had a common commitment to preserve a town where nature continues to dominate; where sandhill cranes and herons still nest; where farmers can afford to continue to pursue their livelihood; where the city merges with the countryside gracefully.

Although dispersed over an area of 86 square miles, people here share a community spirit. There was talk

of community-based activities at the town hall: historical and natural exhibits, displays by local artists and possibly tours exhibiting and promoting sound planning through environmental awareness. Several residents discussed their petition drive for a neighborhood park.

Being new to the area, I was especially impressed by the structure of the campaigns — the success of door-to-door, neighborhood efforts over the expensive, highly visible campaign of Homer Vick. The scores of glowing-green Vick signs disturbing the countryside were reminiscent of the unsuccessful mayoral campaign of Nino Amato in 1977. The residents were not swayed by these traditional "hypes."

Among those in attendance at the gathering were Cal Dewitt, former Town Chairman and long-time proponent of the planning concept, and

John Prendergast, retiring chairman and long-time resident dedicated to preserving Dunn's lifestyle. Their presence exhibited a certain continuity of generations participating in a long-term, often trying effort to provide sound direction in town government.

As I viewed the enthusiasm of the people attending the gathering I could only wonder if this zeal will be contagious and spread to neighboring townships — something that is showing signs of happening in nearby Rutland and Pleasant Springs. Will the domino-like nature that has long characterized rapid development soon give way to a new attitude promoting orderly growth, farmland preservation and open space?

Keep an eye on Dunn Township — it may be a harbinger of a new commitment among rural Dane County residents to meet development interests head-on.

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Thursday, May 3, 1979

Dunn Planners Get Open Space Preservation Guide

By PATSY McGUIRE

Wednesday, April 25, Thomas Lamm, Chairman of the Dunn Open Space Study Committee presented an Open-Space Preservation Handbook to the town Plan Commission.

The handbook is the result of months of detailed analysis of the town's land and resources, by the committee.

"There are seven resources which must be taken into consideration in any land use decision," Lamm told the commission. "They are: geology, water supply, woodlands, wetlands, wild-

life, marine life and historic value."

"STUDYING HOW these resources will be affected by changes in land use is essential to good planning," Lamm said.

Lamm explained that the handbook divides the town of Dunn into seven land areas. Each area is examined individually, as to geology, water supply, woodlands, wetlands, wildlife, marine life and historic value.

"This breakdown makes the handbook a convenient tool for landowners," Lamm explained.

"They can just turn to the section in which their land is located and get an overview of the resources

that may be affected by change."

LAMM ADDED that each resource must be considered from several angles.

"For example, consideration of the effect of change upon wildlife must encompass breeding and nesting areas, migration patterns, flight corridors and other factors," he said. "We have tried to cover all aspects of each of the seven resources studied in the handbook."

Lamm said he was opposed to public control of land use in the Town of Dunn.

"I PREFER the attitude of

'responsible private ownership,'" he said. "No public agency knows as much about a given piece of land as the person who owns it.

"The people of Dunn are concerned about preserving the town's natural resources," Lamm said. "And I believe the responsibility for doing so, should be theirs."

Lamm added that absentee land-

owners also showed concern for the land.

"WE FOUND that Dunn's absentee owners had some of the finest conservation practices and a strong sense of dedication to the land," he said.

Lamm stressed that the handbook is not a land use plan, but a set of ideas.

"It is intended for use as a reference tool for individual landowners or for future town plan-

ning," he said.

THE COMMITTEE began work on the handbook last August.

The Plan Commission will review the Open-Space Preservation Handbook and offer their comments and suggestions at the commission meeting May 9.

Dunn Wrestles 51 Location

By PATSY McGUIRE

May 30, residents of Dunn met with the town Plan Commission for a public information meeting to wrestle with the problem of relocating Highway 51.

Harold Myhre, Chief of Design for the Wisconsin Department of Transportation, displayed a map with three color-coded relocation alternatives.

"THE YELLOW alternative is to improve the existing highway with only one small relocation to the

west, near the Bay View Mobile Park," Myhre said. "The red alternative involves a major relocation with the construction of 3.4 miles of new road west of the existing highway."

THE GREEN alternative, which the commission favored, will move Barber Hill west of the existing road in the mobile park vicinity and between Colliday Point and County Truck B.

Chairman Ron Larson explained why the commission favored the green alternative.

"We feel the yellow will not

sufficiently meet our needs," he said. "The red is too excessive. It will involve more farmland than the other alternatives and at least five acres of wetland."

LARSON SAID the commission felt the green alternative would meet the need for a new road with the least adverse effect on residents and the environment.

"The human and natural effects of a new highway must be given as much consideration as the engineering aspects in a project like this," Larson said. "We have to do

our best to minimize the impact of the project on property, people and the natural environment."

AFTER DISCUSSING the red and yellow alternatives, attendees agreed the green was the most expedient solution to the relocation of Highway 51.

However, they were not entirely satisfied with the proposal.

A resident of the Bay View Trailer Park was concerned that she and some of her neighbors may have to relocate.

"If your home has to be moved to another trailer court where the rent is higher, the state will absorb the difference," Larson said. "You have the same rights as homeowners."

ATTENDEES AT THE meeting expressed concern about safety both now, and later, when the new road is completed.

Myhre said pedestrian underpass and chain link fence to prevent children from crossing the road, was included in the plans, near the Bay View Court.

"We have not compromised either safety or geometrics in planning this project," he said.

TOM BURDOCK, 2200 Highway 51, suggested that the existing highway could be made safer by reducing the speed limit.

"Forty-five is excessive for Barber Hill," Burdock said. "No one in their right mind would drive that fast up there. The people of the hill have filed a petition to have that speed limit reduced."

TOWN CHAIRMAN, Edward Minnehan said he agreed wholeheartedly.

"The board suggested that two years ago," Minnehan said. "But you can only slow down traffic so far before people get upset."

Minnehan added that no speed limit law is effective if it isn't enforced, by the state police. He said he would personally take action to see that speed limits are enforced in the future.

WITH THE APPROVAL of attendees at the meeting, the commission voted to recommend a modified version of the green alternative to the Wisconsin Transportation Department.

The modifications included improving access to the existing road at Colliday Point, and opposition to the acquisition of additional easement land.

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Thursday, June 7, 1979

Some Dunn Land Use Opposition Softens

By RICK MOONEY

There was a bit of the old and a bit of the new when the Dunn Plan Commission sat down with a group of 30 farmers in the Dunn Town Hall last Wednesday night.

Some of the old hostilities between farmers and planners surfaced at the meeting with one man comparing the planning process to a form of dictatorship.

But there was also a new feeling on the part of Plan Commission Chairman Ron Larson that long-time opponents of land-use planning were finally beginning to see the need for some sort of planning.

"For the first time, I had the feeling that everyone seems to be interested in planning," Larson

said after the meeting. "The farm community does want to see some kind of restrictions. The question at hand now is what kind of restrictions do they want to see."

Much of the discussion at the meeting centered around a policy governing how much land a farmer would be allowed to sell in an unsewered area.

The present policy would allow the farmer to create one new lot for every 35 acres of land that he owns.

But most farmers felt that this was far too restrictive.

Farmer and Town Supervisor Sid Hanson suggested that a better plan would be to allow four lots to be created every five years.

"That's what we did in the past," Hanson said. "And it always seemed to work well."

Other farmers agreed with Hanson saying that this type of policy would give them more options and more flexibility.

But Larson questioned whether such a policy would be wise from a planning standpoint. He said that allowing four lots every five years called for a certified survey map,

not a plat, to be submitted.

"And a certified survey map is just not that good from a planning standpoint," Larson said. "For one thing, it doesn't detail where the roads or buildings are going to go on the new lots."

Town Chairman Ed Minihan also questioned whether such a policy would be legal under section 236 of the State Statutes.

The planners did agree, however, to study the effects of such a policy and to ask their legal counsel if the policy could be incorporated into the plan.

mcfarland

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Land use plan adopted by Dunn town board

by Meg Nielsen

The Dunn township plan commission adopted its new land use plan last Wednesday, just one day before the end of the two-year moratorium on building expired.

The plan commission's acceptance of the plan was the first of four steps toward its total ratification. The land use plan must be accepted by a vote of the people which will take place in late August. Then it must be adopted by the town board and finally by the county board.

The major premise of the land use plan is to give the town more control of its growth rate and to preserve its agricultural land.

The Dunn plan commission, which has met weekly for the past two years while developing the plan, has held a number of public input meetings to help formulate goals and policies. In addition, all its weekly meetings were open to the public.

The most substantial change which has evolved as a result of the public meetings was, according to Dunn town clerk Rosalind Gausman, the reduction of minimum lot size from two acres to one acre. The original proposed minimum lot size proposed in the sub division ordinance was ten acres. The board adopted a five acre minimum lot size which was later reduced to two acres and then to one acre.

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Dunn Moves Ahead with Land Plan

By RICK MOONEY

The Dunn Plan Commission has taken a first step toward implementing a town land use plan.

ACCORDING TO Plan Commission Chairman Ron Larson, the commission formally adopted the plan late last month.

Larson stressed, however, that the plan will not go into effect until

it is approved by the town board and general public.

"We still have some work to do on the plan," Larson said. "When the moratorium ended (on June 19), we were faced with the choice of either extending the moratorium or of adopting the plan as is and then revising it before presenting it to the public."

He continued, "We consulted our legal counsel and decided against extending the moratorium.

We felt that people might not understand why the plan hadn't been completed after two years."

LARSON ADDED that the plan will probably be presented to the public in August.

"We will hold a public informational hearing and then present the plan for a vote," he said. "We've been considering some type of open house set-up for the final vote."

He explained that the open house would involve opening the town hall from eight in the morning until eight in the evening.

"We felt that the open house format would give the greatest number of people an opportunity to vote on the plan, Larson said. "All of the maps and documents will be on display and there will also be a member of the plan commission on hand to answer any questions that people might have."

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Moratorium Served Its Purpose— Ron Larson

By RICK MOONEY

The two-year moratorium on land divisions in the Town of Dunn ended last month and according to Ron Larson, the chairman of the town plan commission, the moratorium served its intended purpose.

IN AN interview last week, Larson admitted that the controversial moratorium was "a drastic step." But he defended the measure as "necessary to preserving the town's integrity."

"I don't know if the Town of Dunn could have survived, as we know it, without the moratorium," Larson said.

He continued, "The climate in June of 1977 was such that wholesale land divisions would

have taken place with little or no thought being given to the effects of the divisions."

Larson said he was somewhat surprised that the moratorium was not challenged in court.

"BUT I THINK the lack of a challenge says something about the legality of the moratorium," he said. "I would guess that there were any number of people considering such a step. But they realized that there was just no way to seriously challenge it."

The real value of the moratorium, Larson said, was that it gave the planners the time they needed to develop "a sound land use policy."

"WITHOUT THE moratorium the commission would have had to spend all of its time on plat reviews," he explained. "That would have left virtually no time for sound planning."

"I don't think people realize what goes into planning," he added. "We've put in two years of hard work on the plan. But we've also spent a good deal of time learning more about our town. The end result, I think, is that we have one of the finest land use plans in Dane County."

The Oregon Observer

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Thursday, July 19, 1979

Entire Kegonsa Sanitary District Replaced in Dunn

The Dunn Town Board voted last Tuesday night to replace the entire Kegonsa Sanitary District Commission.

In making his recommendations for the changes, Town Chairman Ed Minihan stressed that the action should not be viewed as a criticism of the present commissioners who have come under fire repeatedly during recent months for the apparent lack of progress in the project.

"The present administrators (Ralph Atkinson, Olaf Hestness and Charles Ellinson) have worked very hard on this project for the last 12 years," Minihan said.

He added, "But we're in a

different position now. We're very close to getting the money we need and we have to stay on top of it. We need commissioners who are going to take an active roll in getting the project underway and I think the people I've recommended will do that."

The new commissioners are Jerrold Rouby, Tim Christenson and George Howard. Howard and Rouby are Dunn residents. Christenson resides in Pleasant Springs.

In the only other commission change in the town's remaining three sanitary districts, Donn Behl was named by the board to replace Don Walter in the Meadowview district.

Dunn Parks have New Commission

The Dunn Town Board has made seven appointments to the town's first Park Commission.

According to Town Chairman Ed Minihan, the commission was created by citizen vote at the annual town meeting in April. The duties and responsibilities of the new commission, Minihan said, are outlined in the state statutes.

The appointees are Cal DeWitt, Lalor Road, four years; Wes Licht, Highway AB, five years; Patti Ann Larson, Goodland Park Road, six years; Robert Renslo, Highway AB, seven years; Todd McPerson, Orvold Park Road, three years; Joanne Hines, White Oak Trail, one year; and James Knickmeyer, Waubesa Avenue, two years.

The date for the commission's first meeting will be announced in the near future.

Dunn commission plans week-long open house

Dunn residents should have received a summary map detailing the fundamental concepts of the proposed land use plan sometime during the week of Aug. 6-9 when the plan commission has scheduled an open house at the Dunn town hall, for four straight days from 8 a.m. to 8 p.m., according to commission chairman Ron Larson.

The map is an attempt to "explain the plan to people," Larson said, prior to a public vote on the plan slated for Aug. 28 at the Dunn town hall and Aug. 29 at the Waubesa Beach Community Center. Larson added that the map is a "good sized piece of paper" which is cross-hatched and has a legend explaining what each parcel of property is in the township.

Someone from the plan commission will be down at the town hall at all times, Larson said. He commented that after 4 p.m. each day it is likely that more than one plan commission member may be there.

"If someone wants to take a closer look at the plan after receiving the map this will be an opportunity," Larson noted. "What we fear most is apathy, but we think if people come down to understand the plan they will like it," he said.

The final publication of the book-sized land use plan itself will be available at the town hall, Larson said.

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mcfarland, wisconsin 53558



25c

serving the village of mcfarland,
town of dunn, mcfarland school district

editorials

Hey, good lookin' . . .

The long-awaited, controversial Dunn land use plan is finally out in print for the first time this week and is presently available at the Dunn town hall free, on a first come first served basis.

The book-sized pamphlet is attractively packaged in a rust-yellow color with a tasteful drawing on the cover of a rural setting with the Madison skyline visible in the background. The sketch symbolizes not only what Dunn is physically in relationship to ever-expanding Madison, but what the plan commission wishes it to remain, a peaceful rural retreat from a nearby sprawling urban area.

Not only is the pamphlet well advised in its physical layout, but it contains a utilitarian wealth of information about the township's attributes. The pamphlet is 61 pages long with four maps detailing the follow aspects of the town: agricultural activities, showing crops and animals and active farms; soils limited for septic tank absorption fields, illustrating areas with and without development potential and wetlands; district boundaries; and a summary map of the land use plan detailing the goals and ambitions of the plan commission's master plan.

We wonder how many townships in the United States have been fortunate enough to have such an intelligent, comprehensive and workable piece of documentation with which to weigh and appreciate their natural resources.

However, in the long run, regardless of the implementation of the plan now proposed for a vote Aug. 28 and 29, it is the sheer labor and value of the document that is its worth. This information has been catalogued once and forever and is accessible to anyone who wishes to stop down at the town hall and pick one up. Information once recorded doesn't disappear and we think that anyone concerned about their immediate environment will find useful, in fact, invaluable deposits of knowledge in this good looking piece of research.

Regardless of your position on the proposed land use plan, this pamphlet is full of concrete, physical facts about your surroundings presented in a straightforward fashion and not at all the pro-plan commission propaganda that detractors claim it is. Stop down this week during the open house (through Thursday) each day from 8 a.m. to 8 p.m. and talk to the plan commission about your concerns with the plan. And, while you're there, pick yourself up a copy of the plan because there's a limited amount and someday you'll wish you had.

—Tom Kinney

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Larson has worked on land use plan from start

by Tom Kinney

[Editor's note: The following article is a profile of Dunn plan commission chairman Ron Larson. Larson has worked on the proposed land use plan for the Dunn township since 1977. A referendum will be held to vote on the plan as proposed Aug. 28, at the Dunn town hall, from 7 a.m. to 8 p.m., and Aug. 29, at the Waubesa Beach Community Center, also from 7 a.m. to 8 p.m.]

A lot of things have changed in the Dunn town political scenario in the last two years, according to Ron Larson, 35, plan commission chairman.

Larson, a department manager and research scientist for Raltech Scientific Services, and head of the first plan commission in the township's history encountered the Dunn political structure a year after his family moved to their Goodland Park road residence.

"That was in the spring of 1973," Larson said. "There were plans to put a hot mix plant in the township on hwy. 51 when I first went down to the town hall, and I was astonished how it worked.

"People (the board) were huddled around a table while you waited in the dark until it was your turn to speak. It was at that point that I became aware that people here had to keep Dunn a good place to live."

Nor were there adequate restrictions placed on developers before the plan commission was appointed, Larson maintained.

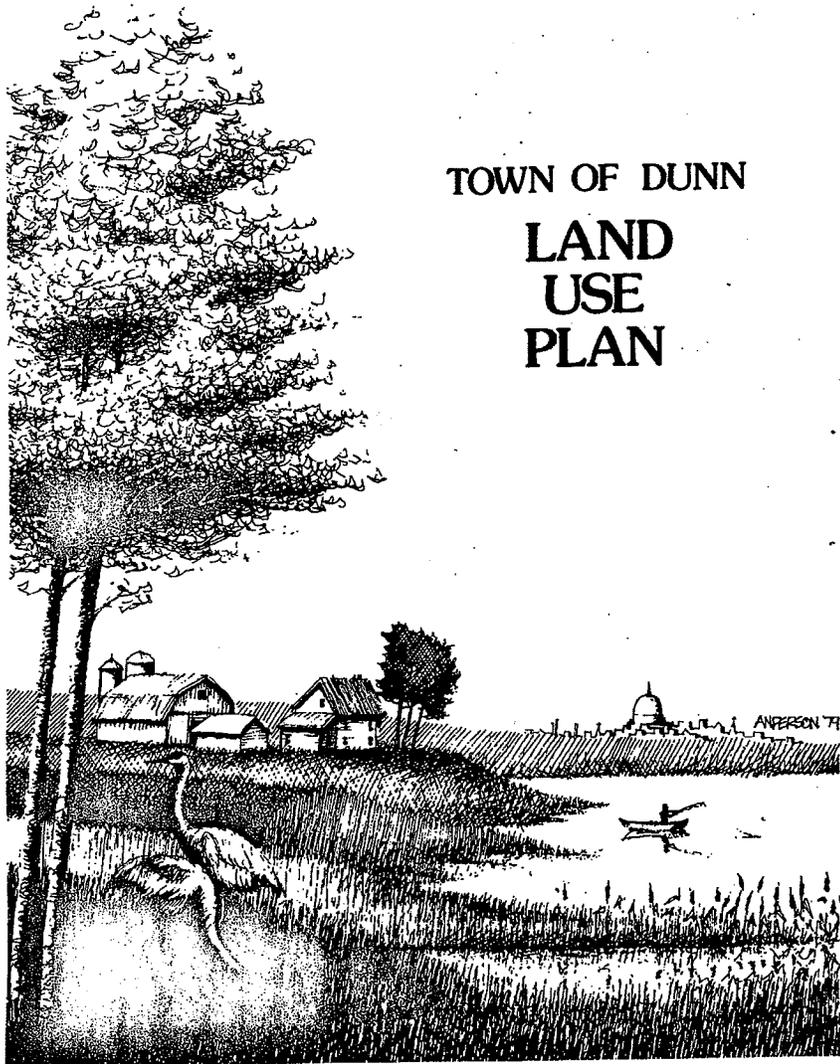
"The town board handled it completely," he stated. "And they had a history of allowing almost everything. There's some real horror stories about the way it used to be run.

"Gulleys were dedicated as park land," he charged. "Roads for development were paid for by taxpayers for the town . . . now absolutely every public improvement is paid for by the developers."

Another significant change in policy that has been made in the last two years, Larson said, was that residents are now notified by the town secretary if adjacent land owners appeal for zoning changes.

CONTINUED →

TOWN OF DUNN LAND USE PLAN



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"Now we send out notification to adjacent owners prior to the public hearing on proposed zoning changes so they have a chance to register their feelings," he said.

In 1975 Larson served briefly on an early attempt to form a plan commission, but it only lasted a few months.

"There were five of us, Milo Schneider, Richard Sperle, Larry Waldorf and Jack Prendergast and myself. We were appointed by Cal DeWitt (then board chairman)," Larson said. "We sat around outside and just talked about things, but we weren't sophisticated enough then to accomplish anything."

It wasn't until the hotly contested election in 1977 when DeWitt and Ed Minihan, now board chairman, emerged as leaders that the issue of land use planning surfaced.

"1977 was the first time planning became a hot issue," he verified. "The vote was clearly in favor of planning and it took less than a month to appoint the (present) plan commission. I was elected by the rest of the commissioners to serve as chairman."

"Our charter was to formulate a land use plan with as much public participation as possible," he said. "The first thing was to assess where we were. There were 300 plats before us (for approval and inspection) so we had to declare a moratorium to enable us to work full time on the plan. Still over 100 (plats) were approved but some of the rest weren't legally binding."

The declaration of a moratorium on development in June 1977 was the beginning of two long years of work and study on future needs which was to produce the recently published 61 page land use plan now available at the town hall free in limited supply. To accomplish this goal the plan commission met almost weekly to research and discuss methods of restraining growth in the township, while preserving valuable wetlands, agriculture land and woodlands.

"Finally after two years of work we've reached the point where we have a very good plan; a plan that will guide the town for 20 years," Larson said proudly. "It will preserve valuable ag land, open spaces and still allow a reasonable growth rate for the town."

The plan hasn't been without its detractors, however, and Larson responded to criticism of the plan which states that individual land ownership rights are being violated:

"After two years of working on the plan, I realized that we weren't taking something away . . . we weren't taking away a right," he said. "You have a right up until you change a use . . . regarding the change of use, it would be like me changing my house to a bar. I have to take my community into consideration. I might make more money but I have to consider them. We are all bound up under the same set of rules, farmers and subdivision residents."

"The other question is money. I believe in profit. My father ran a small grocery store and I work for a company that makes a profit, but I don't think you always have to aim for the highest profit. We're (the plan commission) just one of the factors in the cost of construction."

"Besides, we've seen instances in Dunn where farm land goes for just as much as development land," he continued.

Larson bristled at complaints that the plan commission has been a costly venture.

"The plan commission has never been paid, none of the commission has received one dollar with the exception of a town board member who is required to attend (Minihan).

"As far as the money for court costs, a lot of the plan has cost less than \$20,000 for two years of legal advice and court cases. The plan commission has advised the board that some cases be taken to court. Two precedents that we have established are:

- "can someone put fill across a wetland for personal use? The answer was no.

- "can somebody put 50 homes in an area surrounded by stockholders? In that case we established that fencing and improvements had to be made at the developers cost.

"These were two of our major expenses. Also, what we're doing is compatible with what our neighbors are doing. People try to make the point that we are being extremely harsh in Dunn, but compared to Rutland, Pleasant Springs and Fitchburg that's just not the case."

Larson is now looking ahead to future goals after the election.

"This isn't the end, this is just the beginning," he said. If the vote is negative it will be an indication that we have more work to do to revise

the plan. If the response is positive we will try to administrate the plan and find areas where we need more information. "This is a living document and it will change in time."

Town of Dunn Residents: Vote AGAINST PROPOSED LAND USE PLAN

On August 28 and 29 town residents will vote to determine whether a land use plan proposed by the Town Plan Commission should become effective. You are urged to vote **against the proposed plan** for the following reasons:

- (1) **A LONG-TERM, "HIGHLY LIMITED" GROWTH POLICY IS UNSOUND.** The proposed plan dictates an extremely limited growth policy for the Town of Dunn until the year 2000 (for the next 20 years). The town must retain the flexibility to vary its growth to meet changing needs and conditions.
- (2) **PLAN IS INCOMPLETE.** The Plan Commission has spent thousands of dollars on studies but has made no "economic impact" study as to the effect of the plan on residents and property owners. This must be done before any such long-range decision can be made.
- (3) **PLAN "UNFAIRLY" DEPRECIATES PROPERTY AND DISCRIMINATES BETWEEN PROPERTY OWNERS.** The proposed plan limits development to **non-farm land**. This substantially diminishes the present and future value of **farms and other unplatted lands** in the Town of Dunn. Long-time residents who have relied on their land to provide them with retirement and emergency funds will suddenly find their "savings" substantially diminished.
- (4) **PLAN WILL HAVE ADVERSE EFFECT ON TAXPAYERS.** At the rate the existing town administration is spending town funds, a town tax will be a necessity within one or two years. With rising inflation, dissipation of surplus and increased spending, a town tax will become necessary. The plan's severe limitation on growth, particularly the exclusion of any commercial or industrial uses, will cause future taxes and tax increases to be borne by a limited tax base.

Authorized and paid for by "Citizens for Sensible Planning," Robert Maier, 1651 Hook Island Road, Oregon, WI 53575. Treasurer.

Planners' Task Just Beginning—Larson

By RICK MOONEY

Dunn Plan Commission Chairman Ron Larson said he was "tickled" after last week's special election in which Dunn residents voted 2 to 1 in favor of adopting a town land use plan. But Larson also said that after nearly two and one-half years of work on the plan, the commission's task was, in a sense, just beginning.

"THE VOTE means that the town now has a land use plan . . . a good land use plan," Larson said. "The plan has been adopted by the plan commission and the town board, and now the citizens have put their stamp of approval on it. What we have to do now is operate with that plan."

The first task of the commission, according to Larson, will be to administer the plan "in a good and equitable fashion.

"That's sometime's a very difficult task," he added.

Another task for the commission, Larson said, will be to re-examine the zoning classifications throughout the township.

"Many of the properties in the town are mis-zoned," he explained. "For example, some plats and developments are still zoned for agriculture when they should be zoned residential. This is probably the result of rules that have changed over the last 15 years or so, but it's something we definitely have to take a look at."

THE COMMISSION will also continue examining some of the policies it has established during the last two years of planning. In the near future, Larson said, the commission will try to establish a policy for parcels of land ranging in size from two to 35 acres.

"This is something that's been with us for a long time," said Larson. "We have a policy for lots that are two acres in size and a policy for lots 35 acres or larger. But what about five, ten or 15-acre parcels? One possible solution might be to work out some sort of new residential homes zoning classification for parcels that size.

There's already an RH-1 and maybe there could be RH-2 and RH-3 for different sized lots. It's something we'll have to consider very carefully."

Working more closely with the neighboring town of Fitchburg will also be a commission priority.

WE'VE BEEN meeting, on a quarterly basis, with all the neighboring communities," Larson said. "But we have to start meeting more frequently with Fitchburg."

Larson said that the Dunn planners were particularly concerned with the recent annexation of 70 acres in Fitchburg's northeast quadrant to the City of Madison.

"Fitchburg has been making noises to the effect that it intends to open up the entire northeast quadrant for development," Larson said. "This is a matter of serious concern for us. If that area is developed, we'll be almost totally surrounded by heavy development areas and that could have a serious effect on our land use planning."

LARSON SAID that he expected much of the commission's time in the coming months will be devoted to reviewing plats, land divisions and certified survey maps.

"I don't think many people realize how much of our time is taken up with the quality control aspects of planning," he said. "There is always going to be pressure to develop."

But Larson added that he felt the commission had successfully altered development trends in the

town during the last two years.

He said, "We've turned the town around in two years. We've gone from unchecked, wholesale development to the point where only development that's in the best interest of the town as a whole is going to occur. I think that's quite an accomplishment."

Larson said he would not be surprised if someone challenged the legality of the recently adopted plan.

"IT'S ALMOST inevitable," he said. "Somewhere along the line, someone will bring a plat that we won't approve. It's just natural to assume that after spending the amount of time and money it takes to work out a plat, that the person will probably go to court."

But Larson said he felt very strongly that the plan could withstand any legal challenge.

"I think the plan commission has dotted every 'i' and crossed every 't' in developing the land use plan. The result is that the plan is sound, not only in terms of substance, but technically as well. I am very confident that this plan cannot be successfully challenged from any legal point of view."

Larson also answered criticism that the commission had overspent on legal fees while preparing the plan.

"Part of the money we spent on attorney's fees was to insure that the end result of our effort was a plan that was legally sound," he said. "Again, I'm sure we've accomplished that."

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mcfarland, wisconsin 53558

one section

serving the village of mcfarland,
town of dunn, mcfarland school district

Land plan passes; will now be implemented

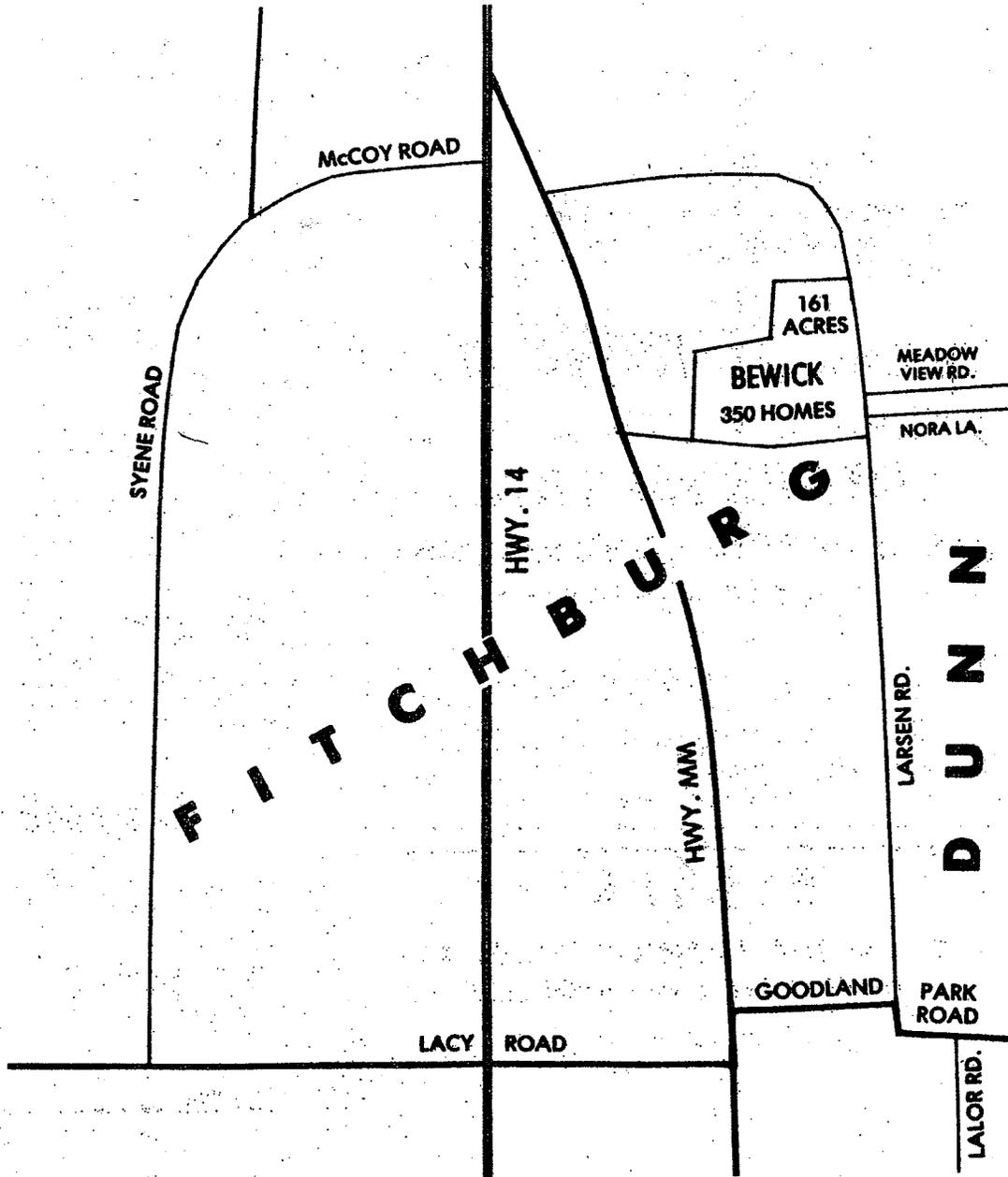
The next step in the evolution of the plan into its regional plan, the Dunn land use plan, which was accepted in a two-day vote last week by a resounding 426-244 margin, will be considered by the Dunn town board, according to Dunn clerk Roz Gausmann.

Then, the Dane county regional plan commission will have to adopt the plan into its inception. "We will finally be able to use it as a working tool," Gausmann said. She added that the plan, as it exists in published form available in limited supply at the town hall, has been completed pending changes deemed necessary as events progress.

The key elements of the plan include the preservation of agricultural lands, wetlands and woodlands

in the Dunn township. On an operational level, the plan directs future development towards sewer areas where the minimum lot size is 20,000 square feet, or just under one-half acre. In unsewered areas, the land owner may only divide his land once for every 35 acres he owns with a minimum lot size of one acre.

The key elements of the plan include the preservation of agricultural lands, wetlands and woodlands



Controversial Area

Opposition to Town of Fitchburg plans for extending the town's urban service area and permitting increased development in the town's northeast quadrant has been growing in the neighboring town of Dunn.

According to Jackie Jeardeau, a spokesperson for the Organization for the Preservation of Rural Integrity (a group studying the effects of increased development), people in Dunn are concerned that heavy residential development in the area will cause serious water run-off problems in Dunn, create increased traffic congestion on Larsen and Clayton roads as well as Hwy. MM, and will lead to increased property taxes by bringing more school-aged children into the area.

The Organization for the Preservation of Rural Integrity has scheduled a meeting for 7:30 p.m., Wednesday, Jan. 30, in the Dunn Town Hall. The purpose of the meeting, Jeardeau said, is to give local residents an opportunity to discuss the issue with representatives of the Dunn Town Board and others.

—Rick Mooney

Dunn and Fitchburg Clash On Development

By RICK MOONEY

Approximately 50 residents from Dunn and Fitchburg crowded into the Dunn Town Hall last Wednesday night for an informational meeting on increased development in Fitchburg's northeast quadrant.

THE MEETING was called by the Organization for the Preservation of Rural Integrity (OPRI), a

Dunn-based group, to provide some clear answers on the effects of proposed residential and commercial development. But as the meeting progressed, the only thing that became clear was that there might not be any clear answers.

Much of the discussion at the meeting centered on landowner Harold Bewick's proposal for a 161-acre, 350-home development on Larson Road, across the street

from Dunn's Meadowview subdivision.

Last month, the Dane County Board had turned down Bewick's petition for rezoning the property (from A-3 exclusive agriculture to R-3 residential) after area residents submitted a petition of their own, with 111 signatures, expressing opposition to the rezoning.

ACCORDING TO OPRI spokesperson Jackie Jeardeau, the resi-

dents feared the development would lead to traffic congestion and safety problems on County Highway MM and Clayton Road, additional water run-off problems in Meadowview and an increase in taxes throughout the Oregon School District.

Mike Clayton, an area surveyor working for Bewick, said that many of the residents' concerns were unfounded.

FOR EXAMPLE, Clayton said, traffic safety would not be a problem because three entrances to the development (two on Larson Road, and one on Highway MM) had been planned, and all three would have to meet county requirements for sight distance before the county would approve the plat.

"As far as the traffic flow goes," Clayton said, "it shouldn't be any greater than it is now. People are still going to take the path of least resistance into Madison. That means they're going to want to get on MM rather than going down Larson Road to Clayton, around Nine-Springs Hill and then back on MM."

But OPRI member Lynne Rice challenged Clayton's remarks.

"That logic doesn't hold," Rice said. "There is still going to be some increase in traffic."

Clayton also said he didn't perceive a problem with water run-off.

"I DON'T see any direct impact on the Town of Dunn," he said. "We plan to utilize the contour of the land to prevent water run-off. And storm sewers are always a possibility."

"I can guarantee you that not one drop of water from that development is going to run into Meadowview," he added.

Clayton's remark drew a round of jeers from the audience.

"The water problem is so bad now that even one drop is going to make a difference," Rice said. "And how do we know there isn't going to be a problem? Do we have to depend on Fitchburg's good will?"

Dane County Supervisor Jack Jallings added that the possibility of water run-off problems had played a major role in the county zoning board's decision to deny Bewick's original petition.

"THE LAND drains into the Swan Creek drainage basin and this was not looked at with favor," Jallings said. "Dane County Zoning was concerned that it would be difficult to prevent run-off."

Fitchburg Supervisor Tom Ruda responded by saying that the Fitchburg Town Board would "make sure that we're not creating a problem in Dunn" allowing development to continue.

"FITCHBURG HAS learned, over the years, that you can't push a problem off on somebody else without facing that same problem eventually," Ruda said.

As for the impact that development would have on the school district, Oregon Supt. Phillip Helgesen told the audience that there is no way of determining the effect at the present time.

"It's up to the municipality to determine whether there's going to be development," Helgesen said. "The job of the school district is to educate the students who live in those developments."

"We have an agreement with the municipalities in our district that says they will provide us with a student impact statement and a preliminary plat," he continued. "Any development affects the entire school district and, for that reason, is of concern to us. But until we receive the impact state-

ment, there is little we can do."

As the meeting progressed, the discussion moved away from the Bewick property specifically to land use planning philosophies in general.

RUDA SAID he thought many people had misunderstood Fitchburg's long-range plan for the northeast quadrant. He explained that it had always been the intent of Fitchburg planners to include the northeast quadrant in the town's urban service area.

The town could not afford to include the northeast quadrant however, Ruda said, because of the high cost of extending water and sewer service to the area. Ruda added that Fitchburg also believed that "hurrying" to include the northeast quadrant in the service area was unnecessary because Madison had "stabilized" itself and was not looking to annex more land.

"But with a new Mayor (elected last April), Madison changed its philosophy on annexation," Ruda said, referring to city annexation of property in Fitchburg, Middleton and the Town of Verona last summer.

RUDA SAID Fitchburg was faced with the prospects of losing a "good chunk" of its tax base or of opening more of the northeast quadrant to development.

"AND WE found ourselves in the monetary position of being able to provide the services people in that area wanted," he said.

But Dunn Plan Commission Chairman Ron Larson questioned the Fitchburg response to the annexation threat and the relationship of the threat to Fitchburg's decision to allow more development.

"IT'S JUST not logical for Madison to annex anymore property," Larson said. "And the mayor of Madison has gone on record and said that the city is done annexing."

Larson also said he felt that Fitchburg officials had overlooked a "basic question" in making their decision.

"Is there a need to develop this land?" Larson asked.

"No. There is no need to develop when there are over 1,000 acres of land in the City of Madison and another 1,000 acres of land in the Town of Fitchburg's existing urban service area already set aside for development. From a planning standpoint, more development is just absolute nonsense."

Jallings appeared to agree with Larson.

"A developer wants to develop," Jallings said. "But I think we have to ask if there is a social need to build. Annexation is a tool that developers have often used to divide and conquer."

TEMPERS SOMETIMES flared at the meeting.

Angered by what he thought were statements implying that Fitchburg had not operated openly on the development issue, Ruda slammed his fist on the table.

"The Town of Fitchburg has done nothing under the covers," Ruda said. "We're just trying to accommodate the needs of citizens in that area."

Later in the meeting, however, Laverne Forest, a member of the Fitchburg Plan Commission, said that there might "have been some negotiations (between Fitchburg officials and developers) that people were not aware of."

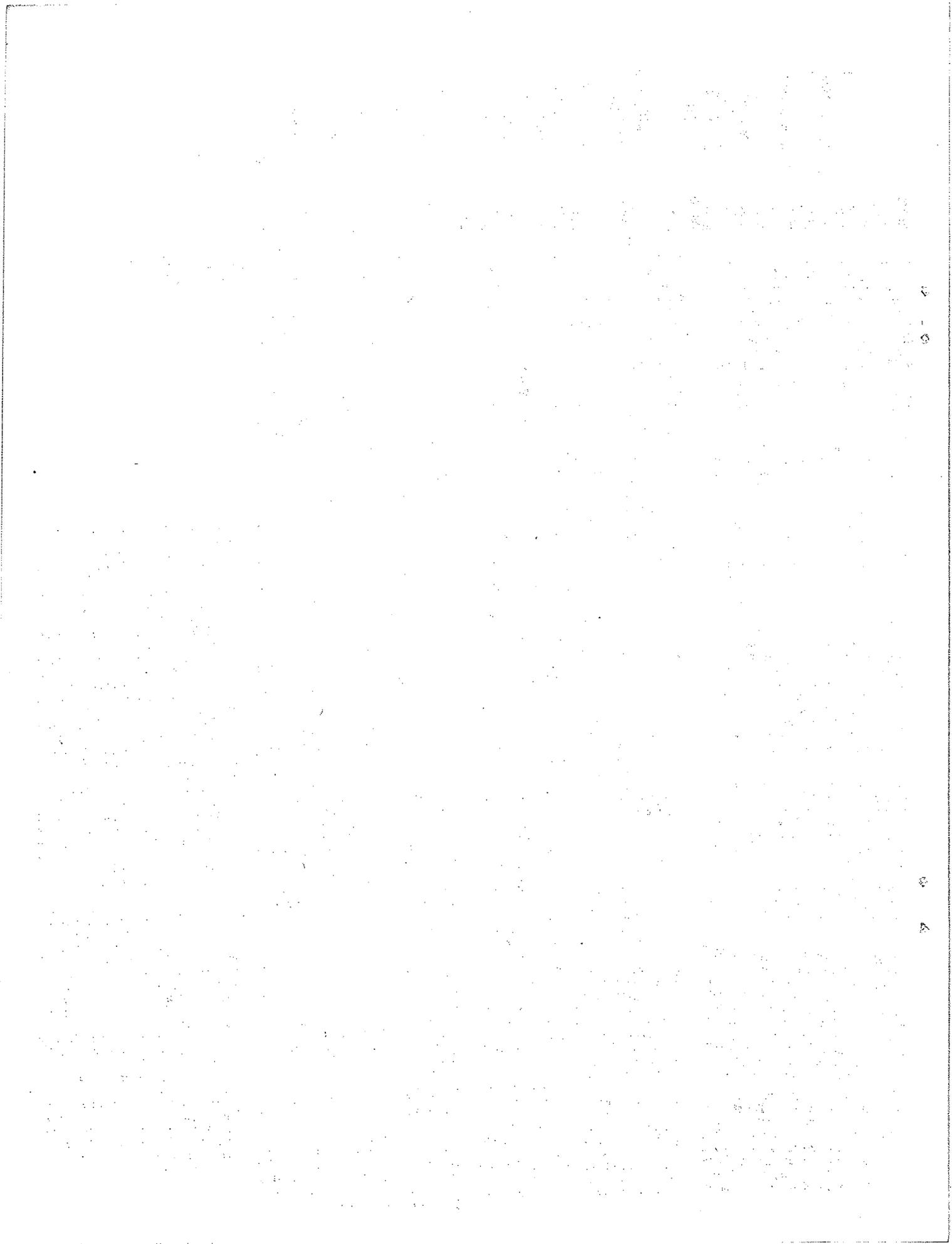
But Forest argued that it didn't matter.

"In dealing with the City of Madison on the annexation issue, Fitchburg has always been concerned about being treated as a kid by the city," Forest said. "I think we have to find a way to work with Dunn rather than say that this is the way it is going to happen."

RICE APPLAUDED Forest for his remark.

"I don't want to be fighting Fitchburg when we should be working with it," she said.

The discussion on the development issue resumed Wednesday night when representatives from the Fitchburg and Dunn town boards met at the Dunn Town Hall, after the Observer and Fitchburg Star went to press.







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