



Meeting Agenda Coversheet

MEETING DATE:	March 10, 2026	Submitted By: Lorraine Peterson- Planning & Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	Resolution 26-02 Wawa- Special Exception for Business Directional Sign		
STAFF RECOMMENDATION: (MOTION READY)	State the motion here: A motion to recommend approval to Town Commission of the request by Matthew Development Investments, LLC for a Special Exception for Business Directional Signs for property located in the Town of Dundee on 2.86 +/- acres of land zoned Commercial Highway.		
SUMMARY and/or JUSTIFICATION:	<p>This item was introduced by Matthew Development Investments, LLC. The applicant is seeking a Special Exception for Business Directional Signs as stated in section 4.05.00 of the Land Development Code (LDC). Matthew Development Investments, LLC has submitted a complete application on August 30, 2025. The Development Review Committee has reviewed the Special Exception application and has approved it according to section 7.04.00 of the LDC. The recommendation of approval of this application will ensure compliance with the Town of Dundee's Land Development Code.</p> <p>This will produce an increase in the Town's tax base by way of adding two new commercial businesses.</p>		
SELECT, if applicable	AGREEMENT:	<input type="checkbox"/>	BUDGET:
	STAFF REPORT:	<input checked="" type="checkbox"/>	PROCLAMATION:
	EXHIBIT(S):	<input checked="" type="checkbox"/>	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Staff Report Resolution 26-02		
SELECT, if applicable	RESOLUTION: Resolution 26-02	<input type="checkbox"/>	ORDINANCE:
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i>	A RESOLUTION APPROVING THE REQUEST OF JON JANSSEN OF MATTHEW DEVELOPMENT TO OBTAIN A SPECIAL EXCEPTION WITH CONDITIONS FOR BUSINESS DIRECTIONAL SIGNS ON APPROXIMATELY 2.86 +/- ACRES ZONED COMMERCIAL HIGHWAY (CH) LOCATED AT NORTHEAST CORNER OF HIGHWAY 27 AND DUNDEE ROAD, FURTHER DESCRIBED AS PARCEL IDENTIFICATION NUMBERS: 272829-848000-001430, 272829-848000-001060, 272829-848000-001082, 272829-848000001080, 272829-848000-001102, 272829-848000-001101, 272829-848000-001121, 272829-848000-001122, 272829-848000-001142, 272829-848000-001141, 272829-848000-001371, 272829-848000-001372, 272829-848000-001390 in Section 29, Township 28, and Range 27 ; PROVIDING FOR TIMING; AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY FURTHER ACTION(S) WITH REGARD TO THE CONDITIONS OF APPROVAL INCLUDING, BUT NOT LIMITED TO, NEGOTIATING AND ENTERING INTO		

A DEVELOPER'S AGREEMENT ON BEHALF OF THE TOWN OF DUNDEE;
PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE
CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS;
AND PROVIDING FOR AN EFFECTIVE DATE.

FISCAL IMPACT *(if any):*

There is not a fiscal impact on the Town.

\$0.00