

TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, April 23, 2018 – 7:00 P.M. –AGENDA

Call to order and posting certification

The meeting was called to order at 7:00 p.m. by Doug Meier. The meeting was properly noticed; posted at the front door of Town Hall, on the town website and emailed to the online subscribers. The meeting notice was also published in the Star News and the Mt. Horeb Mail.

Present: Doug Meier, Dean Bossenbroek, Todd Culliton, Jim Elleson, Alex McKenzie, Scott Moe, Diane Anderson

Approval of agenda

Todd moved and Scott seconded approval of the agenda. Motion carried 6-0.

Approval of March meeting minutes

Jim moved and Todd seconded approval of the March 23 minutes. Motion carried 6-0.

Jim moved and Alex seconded approval of the April 2 minutes. Motion carried 6-0.

Committee Reports

Josh Judd – Nick Sondel Ag Building

There was discussion about whether a driveway plan is needed for an agricultural structure. Todd moved approval of the driveway once we have the GPS coordinates, completed driveway application and fee paid. Jim seconded. Motion carried 6-0.

Eric Grover – Agent for Brittney and Harry Campbell-Lacoste, 4752 Old Indian Trail – Rezone

A shared driveway maintenance agreement is required. More information is needed to define the easement. It is creating a parcel without road frontage if the county approves.

Scott moved and Todd seconded to approve the driveway application. Motion carried 6-0.

Scott moved and Todd seconded approval of homesite. Motion carried 6-0.

Todd moved and Jim seconded to approve zoning change. Motion carried 6-0.

Kathryn Stiller/Dwight Frame, 3329 Ryan Road - Driveway improvement

Question of whether a driveway application is needed as the new driveway comes off the existing driveway and does not connect to the town road. This is a potential loophole in the LUP. Planning commission will discuss this at the next meeting. Todd moved to approve once we have a full application, the driveway is staked out, GPS points are obtained and that we do not collect a fee. Jim seconded. Motion carried 6-0.

Joseph Schwarz – driveway change – Blue Mounds Trail

Joe Schwarz is requesting to move his approved driveway to the other end of the building envelope. Construction makes more sense going along the contour of the land. There would also be less land disruption. Scott moved to approved change and Todd seconded. Motion carried 6-0.

Tom Fosseid – CUP – Single Family Business

Tom Fosseid wants to start a limited family business to roast coffee beans and sell to wholesalers. The property is currently zoned A-2. Plan commission views this as a permitted use under A-2 zoning since he is getting the beans directly from a farm. A building permit is required to construct the commercial kitchen. Todd moved and Doug seconded that this is a permitted use under A-2 zoning. Motion carried 6-0.

Dane Co. Comprehensive Zoning Revision future steps

Planning commission went over a list of questions regarding zoning changes from town residents. Jim suggested that regarding commercial zoning we put it on the agenda for the next meeting and invite landowners to the June Planning Commission meeting to discuss their questions individually. We determined that the proper zoning change for RH-3 should be RR-8. We will determine on a case by case basis if someone comes to us and requests a change in zoning.

Sample map for approval process of building sites

Tabled until next meeting.

Chapter 7 ordinance review

Tabled until next meeting.

Agenda items for next meeting

Review driveway ordinance and commercial zoning.

Next meeting date

Next meeting is May 21, 2018.

Adjournment

Scott moved and Doug seconded to adjourn. Motion carried 6-0.