

TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, June 25, 2018 – 7:00 P.M.

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, Judy Robb, Diane Anderson

Approval of agenda

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

Approval of May meeting minutes

Jim moved and Todd seconded approval of the May meeting minutes. Motion carried 7-0.

Committee Reports

Jim presented a document showing changes in 2017 Wisconsin Act 67 and Conditional Use Permits. He explained that the town must use “substantial evidence” as defined in Act 67 in approving and denying CUPs in the future.

Petition to rezone 3659 County Rd F - David Wilken

David Wilken presented his plan to rezone his parcel at 3659 County Road F. The current 15.625-acre parcel would be divided into two parcels. One parcel of 4.3 acres would be rezoned to CO-1 and would be sold to the Prairie Enthusiasts. The remaining 11.325-acre parcel would remain RH-3 and be sold to a neighbor. Dean moved and Jim seconded approval of the rezone. Motion carried 7-0.

Yahara Materials – discussion of blasting ordinance

Robin from Yahara Materials shared information on State Chapter SPS 307 dealing with Explosives and Fireworks. He mentioned that SPS 307 is the only enforceable ordinance. The Town of Vermont’s permit expires after 180 days. This will be on the agenda for the July meeting. Robin will highlight and email suggested changes to our ordinance.

Commercial zoning in the township, discussion

Our LUP is adopted by State statute. We would be ill advised to downgrade someone’s zoning. We want to look ahead 20 to 50 years. What do we want to allow in the township? Landowners will keep their current zoning, but we are thinking about future owners and what they might do to the property. Eric McLeod, representing the Page Brothers, said that the concern is that land values go down with downgrading of zoning. We would like to come to agreement of what our town will look like in the future. Any existing use is allowed even if the land is sold. Page said the biggest concern is the

restricting of the new zoning. Jeff Ford asked what the mechanism is to stop something we don't want to see. He said deed restriction is one option. Doug said the County has been quite receptive to move one CUP from a zoning category to another. We will keep commercial zoning on the agenda for the next couple of meetings. We will compare our current list to future zoning and present the list to current owners.

Review driveway ordinance regarding field roads

It was suggested that we enforce the ordinance that is already in place. We need to be aware of the activity in the township. In order to build a house a driveway permit must be obtained through the township. We need to have some inspection by the PC or Board to determine the use of a road. Our biggest concern is erosion control. We will add this to the next meeting to determine definitions and categories of driveways.

Dane Co. Comprehensive Zoning Revision future steps

We will be looking at commercial properties and next steps. Criteria will be established at the next couple of meetings so that we can address the zoning concerns presented to us by members of the township.

Ridgetop building, establishing a verification process

A discussion as to how to verify the height restrictions on houses built on ridgetops. It was suggested that we review the building plans to verify height restrictions. It was determined that about 99% of the people do not have their building plans when the site is approved. We will add this to the next meeting to codify and develop a verification process to follow the LUP.

Sample map for approval process of building sites

Tabled to next meeting.

Chapter 7 ordinance review

Tabled to next meeting.

Agenda items for next meeting

SPS 307 Explosives and Fireworks and TOV Blasting ordinance; commercial zoning in the township; definitions and categories for field roads in the township; Dane County Comprehensive Revision future steps, verification process for ridgetop protection

Next meeting date

Next meeting is July 23, 2018.

Adjournment

Todd moved to adjourn. Alex seconded. Motion carried 7-0.