

TOWN OF VERMONT PLAN COMMISSION MEETING

Monday, April 22, 2019 – 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, posted on the town website, emailed to the online subscribers and published in the Mt. Horeb Mail and Star News.

Present: Dean Bossenbroek, Jim Elleson, Judy Robb, Doug Meier, Scott Moe, Todd Culliton
Diane Anderson

Approval of agenda

Todd moved and Dean seconded a motion to approve the agenda. Motion carried 7-0.

Approval of March 25 meeting minutes

Dean moved and Judy seconded a motion to approve the March 25 meeting minutes. Motion carried 6-0. 1 abstention.

Committee Reports

Doug read a letter from Roger Lane regarding Tyrol basin. The Dane County Board of Adjustments, following a staff recommendation, agreed that the new CUP is out and they are rolling back to the original 2000 CUP. The decision was appealed by a group in the town to strike down the 2000 CUP. No citizens committee has met as Tyrol has not requested anything. It would be up to the town board or Tyrol to request changes.

Jamie Dahlk Driveway Application – Blue Mounds Trail

Issues & Comments:

- We need to look at an engineered driveway plan
- Current zoning is A1-EX
 - Building permit is required for AG building
 - Rezone is required if building a house
 - Spot zone is possible for a house at a later date
 - There may be other County requirements
- Owner wants Dane County approval of erosion control and storm water management before staking the driveway
- Current grading where driveway enters Blue Mounds Trail is questionable
- Crushed stone with culvert suggested at Blue Mounds Trail
- Erection of property management shed is possible
 - Size limits
 - Fire departments requesting pull-off within 500 feet of structure
- Not enough information for approval at this time
 - Need driveway plan with cross sections, slopes, cut downs, build ups etc.
 - Side slopes less than 3:1
 - Driveway staked every 50 feet with GPS points
- Does change from A1-EX to FP 35 result in lost property rights
 - Theoretically no change.
 - Does absence of Agricultural use affect rights?
 - Does County accurately document the current use?

CUP Process review

- Judy and Doug wrote a draft CUP application to be submitted to the County
- If County approves, it will be submitted to the Town of Vermont Board for approval
- The application must include the six criteria established by Dane County and The Town of Vermont
- Dane County is required to have a hearing; The Town of Vermont is not
- The Plan Commission wants just one hearing at the Plan Commission level and not a second hearing at the Board level
- Current idea regarding the Town of Vermont hearing:
 - Each speaker submits written questions and comments prior to the hearing
 - Plan Commission discusses each input
 - Each speaker talks for 3 minutes
 - Plan Commission votes on recommendation to the Board

Review of sections for Dane County Section 10 rezoning

No real changes in 35. FP1 to GC - Skalkowski

Section 36 Ruth Steinhauer should be FP 35 as just a little piece crossed over the town line.

Judy would like to see how it is documented that you can keep doing what you were doing on your property under the new zoning codes.

Doug will send out the spreadsheet.

Jim moved to recommend approval of Section 10 pending changes that we have forwarded to Dane County. Scott seconded the motion. Motion carried 7-0.

Jim wanted to talk about the Cowan situation. If someone buys land that is contiguous to land that they own, can they transfer a PDR to new ownership? The Cowan land has a deed restriction that says no more residential property on this property. If you were allowed to transfer from one property to another, they would have 2 PDR's. In 1985 they were under separate ownership. Can someone transfer PDRs between property that they own now?

Agenda items for next meeting

Cowan rezone
Dahlk Driveway

Next meeting date

Tuesday, May 28th 7:00. May 18th 8:00 a.m. - site visit at Jamie Dahlk.

Adjournment

Scott moved and Todd seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 9:49 p.m.