

TOWN OF VERMONT PLAN COMMISSION MEETING
Tuesday, May 28, 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, 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, Scott Moe, Judy Robb, Diane Anderson

Approval of agenda

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

Approval of April 22 meeting minutes

Todd moved and Judy seconded approval of the April 22 meeting minutes. Motion carried 6-0.

Public Input/General Comments

None

Jamie Dahlk Driveway Application – Blue Mounds Trail

- Jamie provided a driveway plan that shows the cross section of the driveway
- Dirt removal will go behind the shed location or it will be hauled away
- 3 passing zones in the driveway
- Place where fire truck can turn around will be at the top
- Grade is under 13% for length of the driveway
- This is in the ridge top protection area
- Meets the requirements that we have/it should properly manage the water coming down to the road.

Scott moved to approve the driveway application. Dean seconded. Motion carried 7-0.

Steven Cowan Rezone/Driveway Application – 4616 County Hwy JJ

- Property that was purchased from Boldt is deed restricted
- Dane County says no remaining PDRs on the land purchased from Boldt
- Town does not allow transfer of development rights from parcel to parcel
- Cowan's have 2 PDR's on the east side of JJ/1 PDR on the west side of JJ
- .3 acres in the corner not big enough to build on/was a separate parcel in 1985 so it has 1 PDR
- Need to get an additional 1.7 acres to be in compliance with the 2-acre rule

Doug moved to make a revision to the Dane County Zoning Application and recommend to the board that the .3 acres be rezoned to RR4 and this contains 1 PDR. Todd seconded it. Motion carried 7-0.

Doug moved to make a revision to the Dane County Zoning Application and recommend to the board that the 4.65 acres be rezoned to RR4 and this property will accompany the .3 acre to make a suitable building lot. The building envelope will remain on the .3 acres. Dean seconded. Motion carried 7-0.

Doug moved to make a revision to the Dane County Zoning Application and recommend to the board that the 11 acres be rezoned to FP1. This contains no building right. Scott seconded it. Motion carried 7-0.

Jim made a motion to accept that the .3 acres is the building envelope. Todd seconded it. Motion carried 7-0.

Raatz Driveway Improvement – 9854 Greenwald Road

PC did a site visit in October 2017. A driveway was not approved at that time. If just putting gravel it is maintenance and not an improvement. Scott and Doug will check to see if we need to act.

Documentation to proceed with improvements

A question was raised: Is it a good idea to approve a rezone without a driveway permit and a building envelope? Our standard procedure is that if you are considering a rezone, we need to have an approved building site and driveway permit. It was determined that we need to be consistent with approvals.

CUP P&P

Judy noted changes made to the CUP Policies and Procedures. There are now 8 criteria instead of 6.

Jim made a motion to forward the CUP P&P to the board for their approval. Dean seconded the motion. Motion carried 7-0.

Review driveway ordinance regarding field roads

Table to next month

Agenda items for next meeting

Driveway ordinance regarding field roads

Next meeting date

7:00 p.m. June 24, 2019

Adjournment

Scott moved and Jim seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 9:20 p.m.