

TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, July 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, Todd Culliton, Jim Elleson, Scott Moe, Judy Robb, Doug Meier,
Diane Anderson

Approval of agenda

Todd moved and Dean seconded approval of the agenda. Carried 7-0.

Approval of June 24 meeting minutes

Dean moved and Judy seconded approval of the June 24, 2019 meeting minutes. Carried 7-0.

Public Input/General Comments

Questions regarding mother-in-law suite on Ryan Road. It may need 2 PDRs for one building.

Steven Cowan Zoning Petition 11406

Dane County is okay with the new building envelope. The building envelop is 30 feet by 110 feet. Setbacks from the wetland are 75 feet. Judy moved to approve the proposal sent from Dane County. Scott seconded.

- The building envelop is smaller than usual.
- We need to make sure that this is not unduly limiting.
- What is the basis for the wetland line?
- We are reluctant to say we approve this.

Motion was amended to state that we acknowledge that we are aware of the size of the building envelope. Motion carried 7-0.

Update of cooperative boundary agreement

- No municipalities have contacted us about boundaries.
- It is in our best interest to be proactive to avoid strip development stretching along highway.
- Our intent is to keep the town of Vermont rural.
- Sewer management could become an issue
- We should contact municipalities to see if they are receptive to the idea of cooperative boundary agreements.

Todd moved to recommend to the board that they pursue cooperative boundary agreements. Doug seconded. Carried 7-0.

Proposal to address issues of unlimited animal units in new Dane County Zoning Code

- Zoning requirements for Farmland Preservation districts are governed by state statutes. Owners must follow DATCP manure management requirements but the number of animals cannot be limited
- The Town of Vermont does not support prohibiting livestock on parcels less than 5 acres.
- The Town of Vermont does not support creating an RR-16 district. The RM-16 district meets our needs.

Jim moved not to support the DCTA proposal seeking to revise the zoning code to restrict animal units. Todd seconded. 7-0 carried.

Review driveway ordinance regarding field roads & related procedures

- Suggestion to separate field road and driveways. Driveway goes to a residence, field road does not.
- Town needs to know about improvements to set a precedent.
- Field roads need an erosion control plan.
- Application should be required for a field road improvement.
- Raatz field road is in great shape, but they should have gotten a permit and an erosion control plan.

Driveway inspection process

Diane will send out notice to Todd and Jim regarding Ranheim driveway. Jim mentioned Dahlk driveway - shortens sight distance in both directions. Jamie will bring his plan back with a few tweaks

Land Use Intent form and general website update

Updated LUIF phone number to plan commission secretary. Several broken links were fixed on the website.

Chapter 20 ordinance fee structure

Tabled to next meeting.

Agenda items for next meeting

Accessory dwelling units, review of land use plan, land use application form, review of driveway ordinance regarding field roads and related procedures, driveway inspection process

Next meeting date

August 12, 2019 6:00 p.m.
August 26, 2019 7:00 p.m.

Adjournment

Scott moved and Dean seconded to adjourn. Carried 7-0. Meeting adjourned at 9:30 p.m.