

TOWN OF VERMONT PLAN COMMISSION MEETING
January 25, 2021 – 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 Mount Horeb Mail and Star News.

Present: Doug Meier, Diane Anderson, Jim Elleson, Autumn McGree, Scott Moe, Judy Robb
Absent: Dean Bossenbroek

Approval of agenda

Jim moved and Judy seconded a motion to approve the agenda. Motion carried 6-0.

Approval of December meeting minutes

Jim moved and Scott seconded a motion to approve the December meeting minutes. Motion carried 6-0.

Public Input/General Comments

- Discussion was held on ways to efficiently share documents among the plan commission members
- Judy said Google Docs is the most stable platform to use.
- Autumn will create a document for all to share.

- Elizabeth Herrling – asking questions regarding property located at 4518 State Hwy 78
- Home had flooding issues
- Level of basement is lower than the culvert
- Want to build a new house more than 100' away from existing residence to get out of the flood plain
- FP-35 and FP-1 require that replacement residences must be within 100' of the existing residence unless there are site specific limitations
- Flooding could be a site-specific limitation and would qualify for the exception – Jim
- Would have to be an agenda item
- Rezone and new LUIF would have to be submitted

Town approval of site plans before building permit issued - Discussion

- Have we carefully defined how and to what extent the town will be involved in approving a request for a building permit?
- This started because Bob Szalkowski wanted a building permit for addition to his residence
- Dane County wanted town approval box checked on application
- People have built a house in a different place than was approved
- Scott will find links to other towns to see what they do
- Do we want this only for new residences?
- Town approval could add a step to the process

Moving the date of site visits – Discussion

- Diane may not have enough time for proper notices
- Keep applicants informed of what they need before a site visit and pc meeting
- We should leave site visits as is and help people be better prepared

Review on process of dividing property – Discussion

- Keeping 80% of property in the township FP zoning designations to maintain our Farmland Preservation status
- Property access of 66 'of road frontage or legal easement
- Should we reduce the minimum of 2 acres to 1 acre.
- Scott – suggested rezoning some of the RM-16 back to FP-1
- Jim – could do a postage stamp rezone to FP-1 from RM to plan for Farmland Preservation acreage
- We have 480 unused PDR's
- Get the final numbers and plan ahead
- Karen will send us numbers – encourage people to keep the rezone small
- Diane presented a brief overview of the division of the Roberts Property
- Scott – LUP allows 4 houses in 5 years – if they follow the requirements, they should get approved
- Spent a lot of time and energy in the division of the property to address neighbor's concerns
- Diane will send flowchart on process for dividing land to PC members

Agenda items for next meeting

- Site specific limitations for the 100' rule for replacing a residence
- Town approval of site plans before building permit issued
- Value classifications on tax bills
- Roberts property how they met our priorities and neighbors case study
- Discussion on town survey results

Next Meeting Date

February 22, 2021 at 7:00 p.m.

Adjournment

Scott moved and Autumn seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned at 8:11 p.m.

Diane Anderson, Planning Commission Secretary