

**TOWN OF VERMONT PLAN COMMISSION MEETING**  
**March 22, 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, Dean Bossenbroek, Jim Elleson, Autumn McGree, Scott Moe, Judy Robb

**Approval of agenda**

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

**Approval of February meeting minutes**

Jim moved and Doug seconded a motion to approve the February meeting minutes. Motion carried 7-0.

**Public Input/General Comments**

There were no comments.

**Value classifications on tax bills, Stephen Mahlik from Equity Appraisal LLC will present – Discussion**

Stephen Mahlik was not available.

**Request for site specific exception for the 100' rule for replacing a grandfathered residence – 4518 State Hwy 78 –  
Scott Herrling – Possible recommendation to the board**

- Site visit was on Saturday, March 20, 2021.
- Grandfathered house is in the floodplain
- New garage would be exactly where the old milk house was
- Driveway would be completely compacted as it was an existing driveway to the milk house
- Would be moving the new house about 100' feet out of the flood plain
- Building envelope coordinates were provided
- House will be tucked away from the road and still preserve the rural environment

Jim moved and Judy seconded a motion that we allow an exception to 100' replacement house because of the flood plain and the topography. Motion carried 7-0.

**Zoning change, driveway and homesite approval, 4710 Cedar Hill Lane, Aaron Carlock, Possible recommendation to  
the board**

This will be on the agenda next month.

**Zoning change, driveway and homesite approval, 4710 Cedar Hill Lane, Aaron Carlock to be sold to Kyle and Jaime Carlock – Possible recommendation to the board**

- Rezone should be RR1 not SFR
- Want to retain as much land in Farmland Preservation, Dane County opposed replacing FP1 with RR1
- Proposed driveway:
  - Avoids shoreline protection area
  - Uses very little farmland vs other options (which is organically certified)
  - Meets owner's needs as well as trying to be accommodating to the neighbors
- Will make every effort to preserve old, large oak at the edge of the property

Judy moved and Scott seconded a motion to approve the zoning change. Motion carried 7-0

Autumn moved and Doug seconded a motion to approve the building envelope. Motion carried 7-0.

Scott moved and Judy approved a motion to approve the driveway. Motion carried 7-0.

**Town approval of site plans before building permit issued – Possible recommendation to the board**

- Warrants some sort of check so that people cannot build outside of the building envelope
- Need to catch it before the building permit is issued
- Mazomanie is requesting site plans before a building permit is issued
- Jim will call to see what the procedure is in Mazomanie
- Adds another step to the process and would slow things down
- Doug will call someone at Zoning to see how the process works
- Diane will call Becca to see if she can forward any sales of property in the town

**What is "Grandfathered"? - Discussion**

- Relocating a house within 100' of a grandfathered site can be done without rezoning
- FP 35 does allow a homesite on it
- PDRs we assigned can be built anywhere on the property

**Review Land Use Intent Form Application Checklist – Possible recommendation to the board**

- Need to look at the application checklist
- Can be used for learning the process of dividing land

**Agenda items for next meeting**

Town approval before building permit issued

**Next Meeting Date**

April 26, 2021 at 7:00 p.m.

**Adjournment**

Scott moved and Dean seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 8:41 p.m.

Diane Anderson, Planning Commission Secretary