

TOWN OF VERMONT PLAN COMMISSION MEETING
May 24, 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, and emailed to the online subscribers.

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

Approval of agenda

Judy moved and Doug seconded a motion to move item #9 on the agenda to #5. Motion carried 7-0.
Judy moved and Autumn seconded a motion to approve the agenda as amended. Motion carried 7-0.

Approval of April meeting minutes

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

Public Input/General Comments

66' of road frontage vs easements – Dane County: [Chapter 75 Land Divisions and Subdivisions](#)

- Karen will meet with ZLR in 2 weeks to discuss this issue
- County does not like to use easements
- Need to impress upon them that it does not work for us in our driftless area landscape
- To prevent land-locked property, Town has had to create awkward 66' flags at roadside

Zoning change, driveway and homesite approval, 3952 County Highway JJ, Jordan Faust

- LUIF needs to be corrected for new zoning map

Scott moved and Judy seconded a motion to approve the zoning change for Lot 1. Motion carried 7-0.
Scott moved and Judy seconded a motion to approve the zoning change for Lot 2. Motion carried 7-0.

Dean moved and Doug seconded a motion to approve the building envelop for lot 2. Motion carried 7-0.
Dean moved and Doug seconded a motion to approve the building envelop for lot 3. Motion carried 7-0.

Jim moved and Judy seconded a motion to approve the driveway contingent on satisfying Chapter 75.19 of Dane County Ordinances. Motion carried 7-0.

Driveway and homesite approval, 3940 Forshaug Road, Thom Grenlie

- Thom Grenlie has 2 properties he would like to serve with a single road access that splits into 2 driveways
- Site visit was for one of the properties only
- Proposed driveway runs right up the middle of agricultural land, 66 'coming off Forshaug then 20' wide
- Takes away from agricultural use; therefore, is not in line with the rural nature of the township
- Got the certified map in 2010
- Willing to work out a more reasonable joint driveway
- Doug – Move the driveway farther south and run along the tree line

- Jim – joint driveway would be more beneficial than having two driveways coming off Forshaug road
- Scott - Following the drainage would take less land out of ag
- Thom is willing to work on Lot 2 and come back on Lot 1
- Plan to come back in June for site visit and new building envelope

Matthew Baker, discussion of Cowan property – County JJ & Blue Mounds Trail

- 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
- Town would allow looking at a bigger building envelope that the county
- The entire CSM is 4.95 acres. The PDR is limited to the 0.3 acres right at the road intersection. To allow building off the 0.3-acre portion of the CSM, the town would have to agree that:
 - Ownership rights can be transferred between an ownership parcel
 - A deed restriction can be lifted if there is a good reason
 - Potentially challenge the new County flood plain boundaries

Doug moved to ask the board if they would be supportive of lifting any deed restrictions prior to 1985. Motion failed.

Jim moved and Scott seconded a motion that the building envelope be shifted south as the original 0.3-acre parcel approved by the plan commission. Motion carried 7-0.

Barbara Grenlie, discussion of 5-acre parcel SW of Co J

- Barb is questioning whether a PDR should be awarded to this parcel
- Parcel was not on the 1985 tax roles
- Needs to have been a separate parcel

Jim moved and Doug seconded a motion to table this until Barb is present to make her argument and gives us evidence to support it. Motion carried 7-0.

Town approval of site plans before building permit issued

- Concern is that once zoned RR or RF, a house could be put up without approval
- Jim reported that Mazo review all plans before building permits are issued
- Mazo noted that every once in while they were not notified
- Send a copy of site plan which shows the building envelope along and ridgetop form
- Judy said we need to amend the treasurer's job description so that property sales information flows to the PC.

Scott moved and Doug seconded a motion to find out how many RR or RF properties in the township that have not been built on. Motion carried 7-0.

Telephone conferencing equipment

- Is there a budget for this?
- Do we need it?
- We prefer In-person meetings with live presenters
- Some people just want to listen
- Jim suggested that we want to get more people involved, so dial-in participation may be a good thing

Agenda items for next meeting

- Town approval of site plans before building permit issued
- Thom Grenlie homesite and driveway approval
- Digitizing records
- Tyrol Basin CUPs
 - Outdoor Assembly Events - continuation of Halloween and Christmas events
 - Transient or Tourist Lodging

Next Meeting Date

7:00 p.m. June 28, 2021

Adjournment

Judy moved and Scott seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 9:15 p.m.