

TOWN OF VERMONT PLAN COMMISSION MEETING
May 22, 2023 – 6:00 p.m.

Call to order and posting certification.

Tim called the meeting to order at 6:00 p.m. The meeting was properly noticed: posted on 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: Tim Pierce, Diane Anderson, Nick Balster, Jim Elleson, Doug Meier, Scott Moe
Absent: Dean Bossenbroek

Approval of agenda

Doug moved and Nick seconded a motion to approve the agenda. Motion carried 6-0.

Approval of April meeting minutes

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

Public Input/General Comments

There was no public input.

Chair's Report

Tim mentioned 4 zoning permits that were applied for this month.

Then and Now Re-photography Project Presentation – David Stanfield

David Stanfield presented suggestions for the revised Land Use Plan developed by the Then and Now Re-photography Project. See attachment A.

Webpage review and update. Working topic.

Warren Gaskill presented feedback/suggestions on the draft ToV website including:

- Issues with navigation
- Body typeface is light making it hard to read throughout.
- Email addresses should open to mail program.
- Web pages listed should open to that page in a separate window so ToV site remains open and quickly available
- Topics need to be better grouped.

Gary will do updates to the new website.

PC members will drill down on each topic, see what happens, and report issues to Gary.

PC would like more information on what the Board wants us to do.

Dane County Zoning Ordinance Amendment Regarding Salvage Operations

The amendment appears to clean up the ordinance and make it simpler.

Jim moved and Doug seconded a motion to recommend to the board that they support the Dane County Zoning Ordinance Amendment. Motion carried 6-0.

Solar Energy Ordinance. Working topic.

Future discussion points are:

- Red line ordinance
- List of ordinances from various towns in Dane County
- Redlined areas that do not apply in our ordinances.
- Look at Springfield and Dunn ordinances.

Agenda items for the next meeting.

Website review
Solar Energy Ordinance

Next meeting date

June 26, 2023, at 6:00 p.m.

Adjournment.

Nick moved and Jim seconded a motion to adjourn. Motion carried 6-0. The meeting was adjourned at 8:05 p.m.

Diane Anderson, Plan Commission Secretary

Attachment A

Summary of suggestions for updating Comprehensive Plan from Then and Now Project

May 22, 2023

The Town last updated its Comprehensive Land Use Plan July 10, 2017. On page 7 it states:

Since the first Town of Vermont land-use plan was adopted in 1979, the Town's residents have consistently endorsed a vision of allowing controlled, low-density residential development while preserving the qualities that make this town so attractive. In support of this vision, we have formulated the following specific goals:

- 1. Maintain and preserve the rural character of the town;*
- 2. Preserve agricultural opportunities;*
- 3. Protect the environment; and,*
- 4. Protect and preserve the natural beauty of the town.*

Based on these goals, the Town presently requires of applicants for re-zoning ag land into residential land:

- Constructions should minimize occupation of cultivated land;
 - Should not be built on ridge tops
 - Owners should build driveways to avoid erosion and permit access of emergency vehicles
1. Planning Commission might consider adding this requirement (several landholders mentioned)

"Proposed buildings should have low visual impact"

Such as:



Prairie Style Home of Richard and Kelle Anderson, Pleasant Valley

2. Consider modifying the third Town Goal in the Comprehensive Plan

Presently: "3. Protect the environment"

Alternative wording from several informants:

"3. Maintain good land conservation so that future generations may enjoy the Town's soil, wildlife, forests, and water"

3. Home

- For many Township residents a “home” is not just a place to live, but also a place to work and to raise a family.
- Like dairy farms of the past



- Today in Vermont Township people are building places to live and to launch a variety of home based businesses and for “working for others from home” allowing parents to earn a living but with more involvement with their children

Implications

Add a Goal to Comprehensive Plan after “Preserve Agricultural Opportunities”?

“Encourage home-based businesses and work from home”

Town support of home-based businesses and of employment by others through

- creative re-zoning,
- improved internet and
- well maintained Township roads