

## **TOWN OF VERMONT PLAN COMMISSION MEETING**

4017 County Hwy JJ, Black Earth, WI 53515

Monday, April 22, 2024 - 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.

Present: Tim Pierce, Diane Anderson, Dean Bossenbroek, Jim Elleson, Doug Meier, Scott Moe

Absent: Nick Balster

### **Approval of agenda**

Doug moved and Dean seconded a motion to approve the agenda. Carried 6-0.

### **Approval of March meeting minutes**

Jim moved and Scott seconded a motion to approve the March meeting minutes. Carried 6-0.

### **Public Input/General Comments**

- David Stanfield warned that there may be changes to the state laws that affect the conduct of our town elections.
- On May 2, 2024, the Regional Housing Strategy Committee is launching The Road Map to Solving Dane County's Housing Crisis at the Alliant Energy Center. It may have implications for towns like Vermont.

### **Chair's report**

- David Statz on Greenwald Road near Hwy 78 is considering modifying his field road so we may have a site visit next month.
- Ridgetop Enforcement Zoning Overlay
  - Attendees at the town meeting voted to proceed with the Ridgetop Enforcement Zoning Overlay Hearing.
  - The Board can then decide to petition the County to proceed with the Town overlay.
  - Hearing will be scheduled sometime in June.
  - This meeting would also be a chance for the County to share some high-level information regarding our Comprehensive Plan.

### **Zoning application, Susan Powers and Daniel Frame, County Highway F**

- This is a rezoning request only and not a request for a building site or a residential driveway, so no site visit was necessary.
- May 28, 2024, is their hearing with the County,
- They want to create two agricultural lots to split the ownership between the two of them.

Scott moved and Dean seconded a motion to approve the rezone for the creation of two agricultural lots from FP-35 to FP-1. Motion carried 6-0.

**Solar Ordinance – Working topic.**

- Changes were made to the recommended document.
- Tim will send the document to the PC members for review before the next PC meeting.

**Comprehensive Plan Review – Working topic.**

- Tim requested data from the County including:
  - 1970 to present showing houses added per year, assessed value, and equalized value.
  - Equalized value year after year for WH school district, MH school district, MH fire department, and BE fire department
  - Project where density could increase based on available PDRs, to see where there is potential development and where there is not.
  - Normal census data
- A potential date for the Informational meeting for zoning overlay district and comprehensive plan review update is June 11 or 12, 2024.

**Agenda items for the next meeting.**

Solar Ordinance Report  
David Statz field road  
Robertson survey  
Comprehensive Plan  
McGree Driveway

**Next Meeting Date.**

May 20, 2024, at 6:00 p.m.

**Adjournment**

Dean moved and Scott seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned at 8:04 p.m.

Diane Anderson, Planning Commission Secretary