

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, May 20, 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, and published in the Mount Horeb Mail and Star News.

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

Absent: Nick Balster, Dean Bossenbroek

Approval of agenda.

Doug moved and Jim seconded a motion to approve the agenda. Motion carried 5-0.

Approval of April meeting minutes.

Jim moved and Doug seconded a motion to approve the April meeting minutes. Motion carried 5-0.

Public Input/General Comments.

None.

Chair's report

- June 12, 2024, is the date of the zoning informational meeting regarding the NR-1 district overlay map which would allow the town to enforce the ridgetop protection element in our land use plan.
- County will also provide background information for the town to use in the Comprehensive Land Use Plan.
- Diane will post that there may be a quorum of plan commission members at the zoning informational meeting. No action will be taken at the meeting, so attendance is welcome but not required.
- Robinson/Bosch driveway was approved by the board.
- Sue Powers rezone was approved by the board.

Field Road Application, 9669 Greenwald Rd., David Statz.

- This is a field road that connects to a town road, so a site visit was required.
- Better visibility is the goal, involving cutting down 20-25 feet of the bank on one side, west along Greenwald Road

Scott moved and Jim seconded a motion to approve the field road application. Motion carried 5-0.

Alex Yevzlin, 3927 County Hwy JJ, advice on property, discussion.

No action taken as Alex was not present.

Amend Chapters 15 and 82 of the Dane County code of Ordinances to establish a Dane County Heritage Preservation Commission. Discussion.

This amends the Dane County Comprehensive Plan to reflect the composition of the new commission, and to clarify the process for determining impact to historic resources.

- Commission at this point just has advisory powers.
- Concerns were expressed about cost and higher property taxes.
- We need more info on 3(a) about the process.
- What is not working currently?
- What is changing with this amendment?
- Our concern is how does this affect someone who is applying for a zoning permit?
- Tim will email Brian and get some clarification with the background information for the comprehensive plan.

Solar Ordinance – Working topic.

- We should have reached out to the town attorney to be sure we were in compliance with the state law.
- Tim will send the revised document to the town attorney after we make changes tonight.
- Jim recommended sending it to the board also because of time constraints.

Diane moved and Jim seconded a motion to move this on for legal review and consideration by the board. Motion carried 5-0.

Comprehensive Plan Review – Working topic.

- Regarding erosion control in Natural Sources section 7, we will add an erosion control form to our LUIF and checklist.
- Approval and enforcement of the erosion control plan is basically a County function.

Agenda items for the next meeting.

NR-1 Zoning Overlay District for Ridgetop Protection
Comprehensive Plan Review
Possible LUIF from John Rupcich
Krupp guidance for development of lot

Next Meeting Date.

Tuesday, June 25, 2024, 6:00 p.m.

Adjournment

Scott moved and Jim seconded a motion to adjourn. Motion carried 5-0. Meeting adjourned at 7:51 p.m.

Diane Anderson, Planning Commission Secretary