

DRAFT MINUTES

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Tuesday June 25, 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, and emailed to the online subscribers.

Present: Tim Pierce, Diane Anderson, Nick Balster, Dean Bossenbroek, Jim Elleson, Doug Meier, Scott Moe (on phone line)

Approval of agenda.

Doug moved and Nick seconded a motion to approve the agenda. Motion carried 7-0.

Approval of May meeting minutes.

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

Public Input/General Comments.

- Terry Ruchti from First Weber came with a client for advice on purchase of land.
 - Wants to purchase a 5.57 acre with a CSM and add an additional acre of contiguous land.
 - The 1-acre piece would have to be rezoned to FP-1.
- Travis O'Connell was seeking advice on new driveway off Zwettler Road
 - He will be presenting a LUIF.
 - Rezoning the property now will be less hassle later.
 - A site visit will be scheduled once the paperwork is received.

Chair's report

- The board will take up the Ridgetop Protection NR-I overlay at the next meeting.
- The biggest thing when talking to folks is that rules have not changed, NR-I overlay gives the town a way to enforce them.
- NR-I overlay can be used for many things, but we are only looking to regulate the Ridgetop Protection zones.
- Does not change the zoning.

Driveway Application, Gordon Brunner, 4377 County Hwy F

- Site visit was on June 20, 2024
- Requesting field road access, not to a residence, which has already been approved by the County.
- Will need to put in a culvert of twenty feet.

Nick moved and Dean seconded a motion to approve the field road access for Gordon Brunner. Motion carried 7-0.

Field Road Application, Sue Powers/Daniel Frame, County Hwy F

- The site visit was on June 20, 2024.
- Requesting two new accesses off Highway F to two new lots-one is already a field road.
- Dane County has already approved both.

Nick moved and Jim seconded a motion to approve field roads for Susan Powers/Daniel Frame. Motion carried 6-0. Doug had left the meeting.

Dybdahl transient lodging CUP discussion

- Reviewed the CUP for Short Term Rental at 4200 Blue Mounds Trail
- The County has already approved the CUP with thirteen proposed conditions.
- The CUP meets the eight standards required.

Jim moved and Nick seconded a motion to recommend approval to the board of CUP, noting that all eight standards have been met and we agree with the thirteen proposed conditions of approval set in the Dane County staff report. Motion carried 6-0.

Plan Commission Terms and appointments.

- Appointment time is up for PC members. Per state statute this should be reviewed in June.
- Dean, Jim & Scott are up for renewal in 2024. All agreed to remain.
- Doug, Nick, and Tim are up for renewal in 2025.
- Diane is up in 2026.

Comprehensive Plan Review

- County has been working on a comprehensive plan template for use by all towns which is available to us with no charge.
- Pros:
 - They do all the work.
 - We can have them update and then make changes as we see fit.
 - Tim will ask the County to update the plan for our township and we will go from there.
- We will discuss the land use section next month.

Agenda items for the next meeting.

Travis O'Connell LUIF
Todd & Cynthia Leece LUIF
Comprehensive Plan Review
Nathan McGree LUIF

Next Meeting Date.

Monday, July 22, 2024, 6:00 p.m.

Adjournment

Jim moved and Dean seconded a motion to adjourn. Motion carried 6-0. The meeting was adjourned at 7:27 p.m.

Diane Anderson, Planning Commission Secretary