

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Tuesday July 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, and published in the Mount Horeb Mail and Star News.

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

Absent: Dean Bossenbroek

Approval of agenda.

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

Approval of June meeting minutes.

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

None.

Chair's report

- Dean, Jim, and Scott have all been reappointed to the planning commission for a 3-year term.
- The board did not adopt the solar ordinance, based on legal counsel review, at this time. Legal counsel suggested that we add some language to our comprehensive plan and if we do find ourselves with an entity wishing to put up a large solar farm, it will trigger a 90-day window for the town to reconsider the topic at that time.
- Next meeting we will have the NR-I zoning overlay petition which we will consider recommending to the board. Then there will be an October 8, 2024, public hearing in the county.

Zoning, Homesite and Driveway Application, Todd & Cynthia Leece, 9517 Howery Road

- The site visit was Saturday, July 20, 2024.
- An updated site plan was provided.
- The existing driveway is >400 ft, the new driveway is 800 ft. for a total of > 1,000 ft., so a turnaround at the top would satisfy the required emergency vehicle turnaround.
- A Large pad in front of the existing garage will serve as the required turn out lane for two vehicles to pass.
- Existing house is GF, available PDR will be used for new house.

Jim moved and Nick seconded a motion to approve the driveway. Motion carried 6-0.

Jim moved and Diane seconded a motion to approve the homesite. Motion carried 6-0.

Jim moved and Nick seconded a motion to approve the rezone of two acres from FP-35 to RR-2. Motion carried 6-0.

Zoning, Homesite and Driveway Application, Travis O'Connell, Zwettler Road

- Site Visit was Saturday, July 20, 2024
- Travis provided the GPS numbers for the driveway.
- The driveway will be 760 feet.
- The road will continue through to County F which will suffice as turnaround for emergency vehicles.

Nick moved and Jim seconded a motion to approve the driveway. Motion carried 6-0.

Jim moved and Nick seconded a motion to approve the homesite. Motion carried 6-0.

Nick moved and Jim seconded a motion to approve the zoning of approximately 2.5 acres from FP-35 to RR-2. Motion carried 6-0.

Driveway status review and enforcement

Doug presented findings on driveway inspections made in July. Follow up is needed on:

- Dave & Julie Moyer – During construction, it was recommended that the culvert be extended, and a flat portion be put where it meets the road to prevent washing. This never happened. Scott will reach out to the Moyers.
- Jordan & Simon Faust: Made it a stipulation that they widen and clear the brush in the lower driveway: would be hard to get emergency equipment in the lower area. Tim will draft an email to send to them.
- Kyle Fisher has a gated driveway. Need to contact him to inspect.
- Gordy Brunner, permit expired, driveway does not go to the approved homesite, will have to come back to us for approval to finish.

Comprehensive Plan Review

No changes will be made to the Land Use section.

Ridgetop protection language will have to be updated to future NR-I overlay zoning district.

Agenda items for the next meeting.

NR-I zoning overlay

Comprehensive plan

Attorney recommendation for solar in comprehensive plan.

Next Meeting Date

Monday, August 26, 2024, 6:00 p.m.

Adjournment

Nick moved and Diane seconded a motion to adjourn. Motion carried 6-0. The meeting was adjourned at 7:24 p.m.

Diane Anderson, Planning Commission Secretary