

MINUTES  
TOWN OF VERMONT PLAN COMMISSION MEETING  
February 22, 2010 – 7:30 P.M. 4017 CTY JJ

CALL TO ORDER

The meeting was called to order by Barbara Grenlie at 7:30 p.m. Johanna Solms certified the meeting notice was posted at the Black Earth State Bank, Amcore Bank in Mt. Horeb, on the front door of the Town Hall and published in the News Sickle Arrow and Mt. Horeb Mail and on the town website, [www.townofvermont.com](http://www.townofvermont.com).

Members present: Barbara Grenlie, Eric Haugen, Larry Ziemer, Bruce Ellarson, John Brings and Johanna Solms. Board member Don McKay was present as a citizen. Absent: Jim Elleson.

APPROVAL OF AGENDA

Moved by Eric Haugen seconded by Larry Ziemer and carried 6-0 to approve the agenda as posted.

APPROVAL OF MINUTES

Moved by Larry Ziemer seconded by Bruce Ellarson and carried 5-0 to approve the January 25, 2010, minutes.

CONSIDERATION AND POSSIBLE APPROVAL OF ZONING ORDINANCE AMENDMENT 45,  
2009-2010 AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES,  
CREATING TRANSFER OF DEVELOPMENT RIGHTS (TDR) ZONING DISTRICTS

The Dane County Towns Association had recommended approval of the revised OA 45. The revisions have addressed the concerns the Town of VT had with the previous version, which the board did not approve and which also did not get approval from a majority of the towns. The town will not be required to participate in the new county program until it has developed its own program, which will likely be done later this year or in 2011, after the ordinance revisions are completed.

Moved by Barbara Grenlie seconded by Eric Haugen and carried 6-0 to recommend board approval of Zoning Ordinance Amendment 45, 2009-2010 amending Chapter 10 of the Dane County Code of Ordinances, creating Transfer of Development Rights (TDR) Zoning Districts.

CONTINUATION OF WORK ON ORDINANCE REVISIONS AND PLAN COMMISSION POLICY  
AND PROCEDURE MANUAL

The details of the most recent draft of the recreation ordinance from Kay Millonzi, incorporating changes from the January 25 meeting, was reviewed. It was proposed, and the majority agreed, to add language that the town will not allow road closures, i.e. "Road events requiring road closures will not be permitted" and to eliminate road closures from the list of services the town might provide to an event. It was proposed to insert language to fix the number of events per year; after discussion it was agreed to include language that the board "may" limit the number of events. Off road events of snowmobiles, 4-wheelers/ATVs and motocross were added to the list of types of events and mountain bikes were added to #4 of the definitions.

Moved by Bruce Ellarson seconded by John Brings and carried 5-0 with Jo Solms not voting to send Ordinance 6 to the board with the recommended changes.

#### CONTINUATION OF WORK ON ORDINANCE REVISIONS AND PLAN COMMISSION POLICY AND PROCEDURE MANUAL

There was discussion of the process for determining whether a home site is subject to Ridgetop Protection height limits. Normally this would happen during the site approval process but there are a number of sites that were approved before the new CLUP where construction has not yet begun. It was decided that in these cases, when a building permit is requested, the chair of the Plan Commission and the town chair go together and measure the slopes using an inclinometer and communicate the result to the building inspector. It was noted that the building inspector is paying careful attention to the new CLUP and checking in with the town before issuing building permits.

#### SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting will be March 22, 2010, with any site visits on March 20, 2010. The agenda will include work on the driveway ordinance and there may be one or more applications for rezones, homesites, and driveways.

#### ADJOURNMENT

Moved by Larry Ziemer seconded by Eric Haugen and carried 6-0 to adjourn at 9:25 p.m.

Johanna Solms  
Plan Commission Secretary