

Town of Vermont Comprehensive Planning Public Meeting

Issue Identification Exercise Responses

Issues #1

- Issue #1 maintain rural environment
Comments: without causing monetary adversity to some residents, limit housing that doesn't obstruct views
- Issue #1 preserve individual freedoms within the constraints of population growth
- Issue #1 limit huge homes on top of the hills
Comments: horizon no longer being one of nature
- Issue #1 site new construction in such a manner so that it blends in with the land around it
- Issue #1 maintain the current character of the community
Comments: I like the community as it is, which is very unique. I fear that development could ruin that; especially as growth pressure builds west of Madison/Middleton. There's a lot of risk of homogeneous, upper class dominance – I like the current diversity. Maintain 35 acres/site.
- Issue #1 safeguard autonomy of township
Comments: while attempting to comply with law
- Issue #1 prevent small parcel subdivisions from being developed
- Issue #1 the size of land each to be built on
Comments: not everyone can afford 35 acres
- Issue #1 maintain its rural character
Comments: how develop & grow (inevitably) and still be mostly agricultural & wooded?
- Issue #1 protect property rights
Comments: research transfer of property rights
- Issue #1 balance property rights w/ community interests #12
Comments: this has been a toughie!
- Issue #1 control the amount of growth
Comments: no subdivisions and developments
- Issue #1 protect, preserve & restore the natural resources of the township's environment
Comments: stream, wetlands, woodland, cropland and recreational land

- Issue #1 identify the musts; the nice to haves; and the not desired in the results of the planning
- Issue #1 prevent developers & developments in the township
 Comments: even small time developers are a foot in the door, will turn the township into suburbia, chop up farmland.
- Issue #1 lower property taxes
- Issue #1 prevent subdivisions
- Issue #1 land use
 Comments: our township has ??? to be an agricultural township
- Issue #1 limit "growth".
 Comments: "growth" keeping in mind that Earth is a closed system. The limits to growth include limitations in land and soil for food production, available water, renewable resources such as trees & fish, industrial resources such as oil; social stability AND the capacity of Nature to absorb our waste
- Issue #1 maintain the natural rural beauty of our area
 Comments: including protecting native flora & fauna & preventing significantly increased density
- Issue #1 maintain open natural areas & minimize urban sprawl
 Comments: the appeal of this area is the setting. I don't want it homogenized
- Issue #1 the landowner should be in what to do with land. Land owner #1 person to make decision on his
- Issue #1 let landowners still have control over how to handle the development or sale of their land
- Issue #1 keep development planning one building at a time
 Comments: big planned development mvp'd(???) building is much harder to control and should be avoided in Vermont township
- Issue #1 reduce the use of non-renewable resources
 Comments: especially from the "earth's crust" such as oil
- Issue #1 halt building on hilltops
- Issue #1 maintain 35 acres minimum land parcel
 Comments: want to keep township a rural area; minimize expansion
- Issue #1 best control current & future development
 Comments: buildable land definition; size of development; environmental sensitivity; sustainable development

- Issue #1 control expansion of housing beyond existing 35-acre density requirement
Comments: some allotment for families on family-owned acreage
- Issue #1 control its development
Comments: could be overrun by urban development pressures; big dollars, false expectations
- Issue #1 regulate land use to preserve the town's rural character while respecting private property rights
- Issue #1 retain "rural character"
Comments: as opposed to subdivision – protect the unique rural (non-municipality) character of township
- Issue #1 protect natural beauty of town
- Issue #1 maintain, protect & enhance the natural resources & beauty of the township
- Issue #1 protect the rural character of the township for generations to come
- Issue #1 growth, housing
Comments: how much land and the rights of the land owner
- Issue #1 encourage sensible growth
Comments: allow growth with good land use in mind; common sense regulation
- Issue #1 support & encourage environmentally sound land use & development practices
Comments: protect natural areas as well as develop urban areas – towns
- Issue #2**
- Issue #2: provide restrictions that protect the environment
Comments: clean streams, clean air, beautiful roadsides
- Issue #2 provide public services efficiently
- Issue #2 keep our wildlife
- Issue #2 offer affordable housing to lower income people
- Issue #2 Maintain safe groundwater supply and functioning septic systems
Comments: tough laws/regulations in this regard are necessary
- Issue #2 put some teeth into plan so that it's adhered to
- Issue #2 prevent the building of "sentinel" houses
Issue #2 zone building rights
- Issue #2 create public, natural space
Comments: public paths, parks, etc. (similar to Marin County, Calif.?) with public waking paths

- Issue #2 protect economic property farm & forest
Comments: let farmers realize income from sales of land
- Issue #2 enforce design standards #8
Comments: how do we impose design standards?
- Issue #2 enforce existing township planning ordinances
Comments: prevent individual with a lot of personal wealth from ignoring laws through the threat of legal action
- Issue #2 insure that all development tends to improve the environment rather than degrade it
- Issue #2 minimize sprawling developments (suburban) rural areas
Comments: minimum acreage subdivision allowed (10 or 20 acres); develop only certain designated areas
- Issue #2 identify and enforce the community's desires
- Issue #2 protect against domination by Dane County urban planners
Comments: urbanist viewpoint of what rural area should be is not necessarily what rural residents think
- Issue #2 explain property taxes from one parcel to another i.e. what dictates the amount of tax
- Issue #2 allow land owners use of their land
Comments: ability to work with citizens to fulfill their dreams and still keep what we have
- Issue #2 intergovernmental cooperation
Comments: our township could address cooperation with other communities
- Issue #2 make choices for the common good
- Issue #2 promote community spirit & involvement
- Issue #2 ensure a solid tax base without thoughtless growth for the sake of taxes
Comments: schools, services land
- Issue #2 Planning Commission shouldn't decide(???) what can & can't do. (Planning shouldn't be a take over – allow flexibility)
- Issue #2 keep real estate taxes affordable for property owners still farming or leasing land for farming
- Issue #2 allow local people control and plan growth – keep the 35 acre density
- Issue #2 reduce the use of polluting chemicals such as plastics, toxic pesticides
- Issue #2 enforce the land use plan
Comments: sanction building code violations through fines & require owners to remedy violations at their own expense

- Issue #2 protect natural areas
Comments: encourage wetland, woodland preservation
- Issue #2 support and improve agricultural business
Comments: local economy embrace new ag. trends (organics) CSA; prairie restoration/protection; watershed integrity, maintain condition; sustainable business
- Issue #2 control excessive assessments in land/home value
Comments: real estate taxes much too high now
- Issue #2 preserve its history
Comments: cultural, architectural township governance
- Issue #2 protect natural areas and maintain the natural beauty of the town
- Issue #2 enhance enjoyment of the land
Comments: non-motorized paths or right-of-ways
- Issue #2 keep property taxes low
Comments: sky rocketing property values
- Issue #2 assure that we don't destroy, through too much development, the open spaces and peace and quiet and darkness that many of us came here to find
- Issue #2 stem the development pressure of rising land prices due to urban growth from Madison area
- Issue #2 fund our township (taxes, etc.)
Comments: what kind of growth will we need to keep pace with inflation
- Issue #2 help land owners
Comments: rights of land owner
- Issue #3**
- Issue #3: allow farming to continue if possible
Comments: encourage community supported agriculture
- Issue #3 allow retired/fixed income people to remain in the town in the face of rising taxes
- Issue #3 limit driveways so steep that topsoil is lost
- Issue #3 enable farmers to sell off some of their land for retirement income
- Issue #3 assure support for schools
Comments: support of rising standards/small schools - adequate funding – will dominance by aging population undermine prospects to maintain/improve strong education commitment?
- Issue #3 minimize county and state mandates

- Issue #3 keep taxes affordable so that existing landowners don't have to sell property to afford to stay
- Issue #3 keep property tax down
- Issue #3 keep property taxes affordable
- Issue #3 protect natural areas
Comments: use common sense when (???) natural areas
- Issue #3 low-income housing #9
Comments: don't know if low income housing lends itself to Vt township
- Issue #3 retain the rural and natural beauty of the area
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- Issue #3 allow growth in residence with minimal impact on the look and feel of the community
- Issue #3 prevent urbanization of our town government process
Comments: getting mired down in bureaucratic rules and minutiae
- Issue #3 insure for good roads
Comments: widening, straightening, improving safety
- Issue #3 protect natural areas
- Issue #3 see that we can't use up renewable resources (water, fish, trees), any faster than they actually replenish themselves. Otherwise they run out.
Comments: if we are using stuff that will someday run out & depend on it utterly for basic necessities including food, water, energy, ?? and the town better invest in nonrenewable stuff into the development of renewable stuff that can some day replace it.
- Issue #3 maintain property values
- Issue #3 allow land locked property with only one available driveway to sell buildable lots
- Issue #3 limit number of building permits per year to something close to what it has been
Comments: keep things moving at a steady continuable pace
- Issue #3 reduce the degradation of land & water resources such as erosion of soil
- Issue #3 preserve the "ruralness" in the Town
- Issue #3 keep property taxes in line with inflation
Comments: get property taxes under control

- Issue #3 balance the uniqueness of topography with encroaching development
 Comments: varied terrain difficult to build but highly desirable location for development
- Issue #3 have closer relationship to State and County programs
 Comments: needed: a representative from (eg) State, (eg) MFL (eg) county (eg) zoning
- Issue #3 protect farming
 Comments: provide support to infrastructure; protect water resources; tolerate diversity, co-ops, organic
- Issue #3 encourage a sense of community among residents
- Issue #3 make it feasible to have our infrastructure; roads, services, etc. keep pace with any growth that occurs
 Comments: we want our community to be more safe, more livable, than less so. improve road safety
- Issue #3 restrict hilltop “in your face” building
 Comments: encourage blending of home into the landscape
- Issue #3 support our youth
 Comments: unable to afford land in Vermont
- Issue #3 assure that a range of housing is available so that we don’t become a community of only the rich
- Issue #3 assure that its plans are followed in decisions through the years
- Issue #3 support local family farming in the area
 Comments: promote environmentally sound farming practices
- Issue #4**
- Issue #4: bring neighbors together to work for the community as a whole
- Issue #4 embrace the environment
- Issue #4 control the size of commercial buildings and business operations
- Issue #4 maintain agricultural base
 Comments: don’t do stuff that makes it harder - what might actively help? - how do you deal with aging landowners/heirs that want to “cash out” by selling off large tracts of land to developers?
- Issue #4 protect our township values as we define them
- Issue #4 encourage new and existing agriculture to stay in the township
- Issue #4 manage transportation so that roads & cars do not decrease our quality of life

- Issue #4 maintain local control
Comments: don't let county dictate
- Issue #4 provide adequate development land #10
Comments: this requires balancing property issue
- Issue #4 prevent the township from becoming a suburb for the wealthy. Find a way to allow people who have been here all their life to remain w/o being forced out due to high taxes and pressure to sell.
- Issue #4 maintain the rural and natural state of the environment
Comments: it would be nice to see Vt Township continue as an area where a large percentage of the population make their living from the natural resources we have here.
- Issue #4 protect retired people from getting taxed out of their homesteads
- Issue #4 control growth
Comments: well sited houses, joint driveways when needed
- Issue #4 preserve historical sites
Comments: try to have affordable housing for people
- Issue #4 stop dumping garbage
Comments: whether it's cars or used chemicals into nature faster than nature can absorb this refuse w/out going haywire
- Issue #4 prevent developers from building poorly conceived housing tracts
- Issue #4 keep the state or county from condemning lands for state expansion of roads
- Issue #4 work with the county and neighboring governments to avoid large sudden changes
Comments: support wildlife and agricultural land uses as Dane County grows
- Issue #4 enhance land self-sufficiency through local economic opportunities & locally provided(???) housing
- Issue #4 reduce non-agricultural housing development
- Issue #4 preservation of cultural, historic sites
- Issue #4 work with other local governments to support defense of this comprehensive plan
- Issue #4 support expansion of quality forests
Comments: replacing low value trees with quality hardwoods if lumbering is an objective
- Issue #4 encourage appropriate changes
Comments: roads will change; utilities will change; individuals come and go

- Issue #4 allow individuals with moderate incomes to live in the town
Comments: limiting development drives up costs – how can we maintain economic diversity?
- Issue #4 encourage cottage industry
- Issue #4 control all traffic types
Comments: bicycle races –events
- Issue #4 assure that agriculture, traditional and not remains viable, as it enhances the quality of life here for all
- Issue #4 strengthen the agricultural sector. in all its forms. in ways that improve native diversity of our natural resources?
- Issue #4 increase the safety of roads for auto vehicles, bicycles & pedestrians without sacrificing the beauty of our rural roads

Issue #5

- Issue #5 maintain 35-acre policy
- Issue #5 encourage the concept of selling “development rights” as a land use concept
- Issue #5 support expansion of wildlife refuge programs if that purpose is primary in a particular land use program
- Issue #5 the vanishing rural character of township – loss of standard farms
- Issue #6 control varmints – coyote, raccoons