

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday September 23, 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 and published in the Mount Horeb News and Star News.

Present: Tim Pierce, Diane Anderson, Nick Balster, Dean Bossenbroek, Jim Elleson, Doug Meier, and Scott Moe

Approval of agenda.

Doug moved and Scott seconded a motion to approve the agenda. Motion carried 6-0.

Approval of August meeting minutes.

Doug moved and Scott seconded a motion to approve the August meeting minutes. Motion carried 4-0. Dean & Jim abstained.

Public Input – Public comments will be limited to 5 minutes per individual.

- David Standfield brought a disc of plat maps which can be posted to the website.

Zoning change, Gordon Brunner, 4377 County Hwy F

- There was a discussion regarding the advantage of approving a zoning change, a homesite and driveway all at the same time, which gives the town a better bearing of where the driveway and building site will be.
- At present you cannot get a zoning permit unless a driveway permit is issued.
- New buyers can come back if they want to move the envelope.
- The site visit will be October 26, 2024, if requested.

Jim moved and Doug seconded a motion to postpone this until the applicant decides how he wants to proceed. Motion carried 7-0.

Turnaround Dedication Procedure

- The town land division ordinance, Section (1)(b) Roads will be more strictly enforced.
- The PC will have a more direct role in requiring turnaround dedications during site visits and approval of driveway.
- We need to have a clear description of the County requirements in our land division ordinance. (Chapter 75 of the Dane County Ordinance).
- Town must receive all signatures and paperwork before the dedication will be approved.
- Dedication is where you turn over ownership to the Town.
- The landowner pays for the grading and gravel, the Town pays chip sealing and maintenance going forward.
- An appropriate turnaround dedication is necessary for land division approval.
- The PC will shore up the ordinance to make land owners aware of the standard.

Comprehensive Plan Review

- We will wait on Ridgetop protection, Chapter 10.4 until after the County public hearing on NR-I.
- Made changes to Driveways, Chapter 10.5 to match our driveway ordinance and add clarity.

Agenda items for the next meeting.

- LUIF Gordy Brunner
- Comprehensive plan
- Turnaround dedication procedure

Next Meeting Date.

October 28, 2024, 6:00 p.m.

Adjournment

Scott moved and Dean seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 7:54 p.m.

Diane Anderson, Planning Commission Secretary