

**TOWN OF VERMONT PLAN COMMISSION MEETING**

4017 County Hwy JJ, Black Earth, WI 53515

Monday, October 28, 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, Dean Bossenbroek, Jim Elleson, Doug Meier, and Scott Moe (on phone)

**Approval of agenda.**

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

**Approval of September meeting minutes.**

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

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

Tim stated that Roberts Rules of Order are not required by state law for township meetings.

**Zoning change, homesite and driveway application, Gordon Brunner, 4377 County Hwy F**

- The PC requested that Gordy apply for zoning change, driveway and building envelope together.
- Site visit was October 26, 2024
- Asked him to move the building envelope 50 ft to the South to create distance from neighbor to the North.
- New documents were submitted by Gordy.
- If buyers want to move either the driveway or building envelope, they will have to come back to the PC for approval.

Doug moved and Dean seconded a motion to approve the driveway. Motion carried 6-0. Nick abstained. Jim moved and Dean seconded a motion to approve the building envelope. Motion carried 6-0. Nick abstained.

Doug moved and Jim seconded a motion to approve the zoning change from FP-35 to RR2. Motion carried 6-0. Nick abstained.

**Discussion regarding Dane County ZLR committee postponing the Town's NR-I Ridgetop Overlay petition.**

- The petition was postponed to next month as two objections were raised at the hearing.
  - Brian West opposed because he feels we have too much regulation already.
  - Alexa Pfister opposed it because she did not agree with the town's definition of Ridgetop.
- We will continue to enforce the Ridgetop Protection as we have in the past.

**Turnaround Dedication Procedure and Chapter 7 Land Division Ordinance Revision**

- Marc Brody is looking to partially abandon part of the town road on Kelliher and make a better turnaround for the township.
- The Land Use Plan requires dedication for a turnaround.
- LUIF is required, submit a site plan which has the area of the map.
- Site visit is required by the PC.
- Town uses the County standard for a dedication which is a 40 ft radius or 80 ft diameter traveled pathway.
- Marc would like a variance for a smaller turnaround.
- PC would evaluate the variance based on Land Division Chapter 7, VIII, a through d.
- Challenge is the topography.
- Site visit could be on November 16, 2024

**Comprehensive Plan Review**

- Section 7.2, We need to add an erosion control plan to the LUIF and Application checklist. It needs to be completed and approved before construction begins.
- Intergovernmental cooperation will be updated when the Mount Horeb agreement is fully developed.

**Agenda items for the next meeting.**

Marc Brody turnaround dedication  
Comprehensive plan  
Chapter 7 land division

**Next Meeting Date.**

November 25, 2024, 6:00 p.m.

**Adjournment**

Jim moved and Scott seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 7:29 p.m.

Diane Anderson, Planning Commission Secretary