

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, November 25, 2024 - 6:00 P.M.

Call to Order and Posting Certification

Tim called the meeting to order at 6:02 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 (on the phone), Dean Bossenbroek, Jim Elleson, Doug Meier, and Scott Moe

Approval of agenda.

Doug moved and Jim seconded a motion to approve the agenda. Motion carried 7-0.

Approval of October meeting minutes.

Doug moved and Jim seconded a motion to approve the October meeting minutes. Motion carried 7-0.

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

Tim reported that on Tuesday night last week the Dane County Zoning and Land Regulation committee unanimously approved our NR-I (Ridgetop Protection) petition. The Dane County Board approved it pending County Executive action. Once signed the County will start to enforce.

Kelliher Road proposal by Marc Brody for Town Road abandonment, turnaround on dedication land, and request for a variance from the Town Standard of “traveled way within the cul-de-sac shall provide a minimum radius of 40 feet”.

- The site visit was on November 16, 2024.
- There is 14' elevation change in the 80' circle.
- Can do three things for elevation:
 - Tapers of 1 to 3, so every foot would have to have 3' back.
 - Retaining wall
 - An engineer approved solution.
- Proposed Location is in a reasonable spot,
- Will not land lock any potential development. Flexibility for the 2 remaining PDRs.
- Alternative location is better for topography.
- Agree with Marc's desire to move away from his homesite.
- Can be a win/win situation, not hurting the town in any way.

- Lose so much for state aid for loss of road.
- Cannot land lock the CSM.
- 5% is the recommended maximum slope in a parking lot which seems to pertain to this situation.
- Safety on the downhill side, part retaining wall, part engineered solution, combination of factors, do some terracing.
- Kelliher road is quite level could raise the end of the road to reduce cutting on the uphill side of the turnaround.
- If you hit a limestone base, that should be a good enough base for a road and not require the 21 inch of rock and gravel for a new roadway.
- Using rock and gravel for a base, we do not have a precedent for this. This would have to be determined.
- If engineers can come up with an equivalent solution to the roadbed, we could possibly entertain this.
- We need to see an engineered plan and if can be compacted to 1 inch or inch and a quarter.
- Marc wants to do the 40' traveled pathway and doesn't want to ask for a variance at this time.
- Marc feels he has more than enough information to proceed in getting the engineering plan.
- Suggestion to put your 80' turnaround in the 120' right of way which is comparable to a building envelope.

Jim moved and Dean seconded a motion to propose a resolution that it would be acceptable to have up to 5% cross slope in the turnaround, acceptable to raise the end of Kelliher road keeping the slope to a slope of less than 5%, open to an engineering justification to using excavated material for the road base. Motion carried 7-0.

Nick moved and Doug seconded a motion to postpone this topic at the plan commission level until Marc brings us his engineering plan. Motion carried 7-0.

Chapter 7 Land Division Ordinance Revision

- VI Design Standards (1) Roads (b)
- Dead End Road Issues:
 - Single user vs multi users
 - End of road vs part way vs future sites
 - "Dedication" involves property owner "approval" for town to access for plowing, turnaround, etc.
- Who pays for improvements? Special assessments?
- How is location of turnaround decided?
- Tim will get a list of all dead-end roads with current users for future discussion.

Comprehensive Plan Review

We will pause the comprehensive plan review.

Agenda items for the next meeting.

To be postponed until January unless a LUIF is received.

Next Meeting Date.

January 27, 2024, 6:00 p.m.

Adjournment

Scott moved and Dean seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 7:44 p.m.

Diane Anderson, Planning Commission Secretary