

TOWN OF VERMONT PLAN COMMISSION MEETING
February 24, 2025 – 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.

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

Absent: Nick Balster

Approval of agenda

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

Approval of January meeting minutes

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

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

None

Heidi Kopras, seeking information on Steve and Jan Cowan’s property in section 2

- Heidi is working with Steve and Jan Cowan on selling their homestead and using their 2 available PDRs to maximize the money they can get for the property.
- They own three parcels:
 - 0706-023-8560-4 referred to as Lot A
 - 0706-023-9000-9 referred to as Lot B
 - 0706-112-8500-8 referred to as Lot C
- They want to have a surveyor out and move some of the lines in the 3 parcels.
- They would like to put two 5 acre lots in Lot A while neighbors would probably prefer to have one house in the lot.
- Best practice is to include the PDR on the deed for the property sold, the other PDR would remain with the property that was not divided.
- The offset is 75 feet from the driveway, structure, and wetland.
- They could have a wetland delineation done in Lot C to see if there is enough room to put in a house.
- Contact Kevin Islick from Dane County Highway to see where the driveway can be put and Hans Hilbert from Dane County Zoning on wetland questions.

Stephanie & Christopher Belmas, seeking information on their property in section 10

- Cowan Lane is a town road with a garage at the end of the road.
- We recommend having a survey done to determine where the right-of-way is located.
- They would like to put in an attached garage, the town does not need to be involved if not in the right-of-way.
- If the garage is in the town right-of-way, you need to come back to the plan commission.

- We will move this topic to next month.

Comprehensive Plan Review – Working topic

- Bridgit at Dane County was not able to get Vermont information on the county template.
- Statute says the plan must be updated every 10 years, so the deadline is 2027.
- Our plan says every 7 years, so the Board deadline is end of 2025.
- Tim will check to see if we can get parts of the template now.
- Tim will tell the board that we may want to extend the timeline for completion of the plan.

Agenda items for the next meeting

Schultz LUIF
Assignments to planning commission
Chapter 7 Land Division Ordinance Revision
Comprehensive Plan Review

Next Meeting Date.

March 24, 2025 @ 6:00 p.m.

Adjournment

Scott moved and Jim seconded a motion to adjourn. Motion carried 6-0. The meeting was adjourned at 7:12 p.m.

Diane Anderson, Plan Commission Secretary