

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, January 27, 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 the 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, Dean Bossenbroek, Jim Elleson, Doug Meier, and Scott Moe

Absent: Nick Balster

Approval of agenda.

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

Approval of November meeting minutes.

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

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

Brian Standing, Senior Planner with Dane County Department of Planning and Development, is retiring.

Mike and Lauren Shawl, 9719 Windy Acres Way, wanting information on what they can do for improvements to the property.

- Mike and Lauren purchased the property in November.
- Fire number 9719 was probably a DNR request for the easement to keep track of DNR parking lots and access plans in the area.
- They want to improve the field road by adding some gravel, which would be beneficial to establish a good base.
- If they put a culvert in or alter the first 30 feet of the field road, they need to come back to the PC.
- A residential driveway permit expires in 3 years, so it is not beneficial to get one if not planning to build soon.
- There is a 75 ft setback from wetland if putting in a residential driveway.
- MFL- do not put it in if you want to build in that area as there is a penalty to pull it out.
- It is best to rezone a postage stamp for a residential building, around 2 acres, it does not have to be the entire length of the driveway.
- Think about how you want to divide the land in the future for 2 houses.

- They want to put up an accessory building.
 - There is no mechanism to approve an accessory building without a residence on ag land,
 - If the building is less than 120 sq ft, no building permit is required.
 - For a definitive answer on an outhouse, call Maria DeLaruelle at Public Health.
- They would like to replace the hunting cabin and move it out of the area where it is located, contact Hans Hilbert at Dane County Zoning for assistance.

Proposed [Dane County Zoning Ordinance Amendment #23](#) (OA) regarding the Conditional Use Permit review process.

- Ordinance amendment to bring CUP process into compliance with state statute.
- If the town denies a CUP application, the county must review it and could approve it.
- This weakens the town's position but also reduces the town's responsibility.
- It is recommended that we beef up our language in the comprehensive plan for CUP use by calling out specifically what activities we see as CUP's.
- We could put all controversial uses in their own zoning category, easier to say no, no excuse required.

Jim moved and Scott seconded a motion to recommend supporting the Ordinance Amendment to the Board. Motion carried 6-0.

NR-I Zoning Language review

- Roger Lane sent a note that he added a prompt to accessdane if property is in the Ridgetop Protection zone.
- It does link to our webpage.
- The comprehensive plan link provided by the County is 2009 and outdated.
- Under policies it is missing context.
- The fact sheet does not have anything specific to Vermont.
- Put in a paragraph that defines NR-1 and specifies that the Town of Vermont is using it.
- Tim will Follow up with Roger Lane on our feedback.

Chapter 7 Land Division Ordinance Revision – working topic

- Tim presented a spreadsheet with all dead-end roads in the town to identify if there is a single or multiple owners at the end of the road.
- We need to know how many PDRs are represented on the road.
- List who would be responsible for the dedication.
- Put parcel numbers in the ordinance to make it clear who is responsible for the dedication.
- Add a few more tabs to the spreadsheet to make it clear to people who is and who is not responsible for the dedication.

Comprehensive Plan Review – Working topic

- Waiting for the template from the County that is specific to the Town of Vermont.
- See what they did with the template and compare it to the changes we are recommending seeing if we want to use it.

Agenda items for the next meeting

- Comprehensive plan
- Land division ordinance
- Appointments to the plan commission

Next Meeting Date.

February 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 7:39 p.m.

Diane Anderson, Planning Commission Secretary