

DRAFT MINUTES

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, March 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 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, Nick Balster, Dean Bossenbroek, Jim Elleson, Doug Meier, Scott Moe

Approval of agenda

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

Approval of February meeting minutes

Doug moved and Jim seconded a motion to approve the February meeting minutes. Carried 6-0.

Public Input/General Comments

Thank you to Scott Moe and Nick Balster for their service on the planning commission. They will be stepping aside. Two new members will join the PC in April.

Wanda Marling was questioning whether she had a development right on her property. The town records show that she does not. It was decided that she would have to prove that the cabin on the property had a fire number and was habitable on January 1, 1985. This would allow it to be considered a grandfathered PDR.

Chapter 7 Land Division Ordinance Revision – working topic

Tim presented a table showing all the town roads with a single user at the end. Ordinance, chapter 7, states “the land divider shall dedicate or cause to be dedicated to the Town sufficient right of way to allow for adequate snow plowing, fire service and school bus turn around.” Owners could petition to extend the town road. Diane and Tim will work together to figure out remaining PDRs at these road ends.

Comprehensive Plan Review – Working topic.

The Board gave the PC an extra year to complete the comprehensive plan.

Do we want the County to do a survey or just go to the public hearing? Leaning towards not needed as we had a survey in October 2020 and the mindset has not changed much.

Review the county template to compare with our suggested new document.

The County suggests putting items that require a CUP in a special zoning category. Conditional uses must align with the town Comprehensive plan.

Question about SF-R8 zoning in the township. Checked the map and found multiple locations in this category.

Our land use plan has always been focused on residential development so charging a PDR for a commercial building is not being considered at this point.

If you were going to put up an LC building, would you have to give up a PDR?

Should a deed restriction be considered to prevent someone from converting a commercial building to a residence?

Agenda items for the next meeting.

Wanda Marling PDR question

Connie Janousek - PDRs and turnaround/dead end on Amble Road

Elections for Planning Commission Vice Chair and Secretary

Driveway committee member changes

Next Meeting Date.

April 28, 2025, at 6:00 p.m.

Adjournment

Scot moved and Nick seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 7:37 p.m.

Diane Anderson, Planning Commission Secretary