

DRAFT MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
4017 County Hwy JJ, Black Earth, WI 53515
Tuesday, May 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 Times Tribune.

Present: Tim Pierce, Diane Anderson, Dean Bossenbroek, Jim Elleson, Polly Kawalek, Doug Meier, Max Scoll

Approval of agenda

Doug moved and Jim seconded a motion to approve the agenda. Carried 5-0.

Approval of April meeting minutes

Jim moved and Doug seconded a motion to approve the April meeting minutes. Carried 5 -0.

Public input/general comments

None

Six Springs LLC, field road application, Rainbow Farm Road

- A field Road application was submitted.
- They have a construction project which is primarily in the Town of Blue Mounds
- Rainbow Farm Road is all in the Town of Vermont, 20 ft of the field road is in the Town of Vermont
- An easement agreement is on file.
- The addition of a culvert is in the plan.

Jim moved and Max seconded a motion to recommend approval of the field road application. Carried 6-0.

Darrin & Janelle Zimmerman, driveway and building site, Lot 2 across from 4017 County Hwy JJ

- Lot 2 is across from the town hall; the zoning was done when the Roberts farm was divided out.
- There is a driveway off an existing shared driveway.
- A shared driveway agreement is on file.
- The building envelope was previously approved and has expired. This application is for the same building envelope.

Diane moved and Max seconded a motion to recommend approval of the driveway. Carried 6-0.

Jim moved and Diane seconded a motion to recommend approval of the building envelope. Carried 6-0.

Steve Frame, driveway and building site, Lot 2 near 3625 Ryan Road

- There were no questions regarding the building envelope.
- Hans Hilbert said the driveway permit is up to the town.
- The zoning permit will require a shoreland zoning permit.
- Disturbing more the 4,000 sq ft will require an erosion control plan.
- The County was open to allowing a short stretch of driveway less than 75 feet to the creek to make it accessible. (75 feet setback would push the driveway too far up the hill.)
- Steve plans to have Wyser do an engineering plan.
- He will need the erosion control plan and shoreland control plan before the county issues a zoning permit.

Jim moved and Polly seconded a motion to recommend approval of the driveway permit with the understanding that there may be changes to satisfy the county shoreland zoning requirements. Carried 7-0.

Jim moved and Max seconded a motion to recommend approval of the building site pending receipt of new GPS points before June 9, 2025. Carried 7-0.

Cynthia & Todd Leece, rezone application, 9517 Howery Road

- We previously approved a homesite and driveway.
- A shared driveway agreement is on file.
- The county wants 66 ft of roadside frontage for the creation of a lot.
- The Town says you could still use the driveway that we previously approved.
- The homesite and original driveway are approved.

Max moved and Doug seconded a motion to recommend approval of the rezone. Carried 7-0.

County proposed blanket rezone for Vermont

- The County has been looking for inconsistencies in zoning.
- The town has been asked to review for agreement with suggested zoning.
- The County cannot force a rezone.
- PC would recommend zoning change to board.
- The Board would approve.
- The county would contact landowners.
- Tim will follow up with Bridget with additional questions.

Chapter 7 Land Division Ordinance revision – working topic.

This topic is being moved to next month.

Comprehensive Plan review – Working topic.

Max will compare the County document with the document the Plan Commission has been working on for the next meeting.

Agenda items for the next meeting.

- Richard Anderson rezone
- Chapter 7 Land Division Ordinance revision
- Comprehensive Plan review
- Driveway application 9719 Windy Acres
- Blanket rezone

Next Meeting Date.

Monday, June 23, 2025, at 6:00 p.m.

Adjournment

Jim moved and Max seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 8:02 p.m.

Diane Anderson, Planning Commission Secretary