

**Minutes**  
**Town of Vermont Board Meeting**

May 11, 2026

Vermont Town Hall

4017 County Rd JJ, Black Earth WI 53515

7:00 P.M.

*To Join the meeting by phone: +1 347-896-0991 PIN: 481 262 925#*

*In attendance: Kirk Lynch Polly Kawalek Nick Balster Alex McKenzie (by phone)*

*Doug Meier*

1. Call to order and certification of notice posting  
Kirk called the meeting to order at 7:00 pm. Katie certified that the meeting was posted according to the statutes and emailed to subscribers
2. Approval of agenda  
Doug made a motion to approve the agenda. Motion carried 5-0
3. Approval of April minutes  
Polly made a motion to approve the minutes. Motion carried 5-0
4. Citizens' Input  
Mark Haukoos talked about having sought out a meeting with the attorney that sent him a letter in 2024 and having gone to Karen Carlock's house to talk to her.
5. Treasurer's report  
We currently have \$593,000 in our combined accounts. We have not yet passed the dog license funds to the county. We did receive the second installment of General Transportation Aid.
6. Clerk's report  
Bills this month were pretty routine. We paid for the rental of the boom mower from Weyers.
7. Payment of bills  
Doug made a motion to pay the bills. Motion carried 5-0.
8. Patrolman Report, Mt. Horeb Fire Department, Black Earth Fire District and District 1  
EMS Reports  
There are six culverts in need of replacement. Jack got two quotes for the culverts needed. The merger is going ahead and the plan is to have a single board for Black Earth, Mazo and District 1. The districts would continue to function independently. The DaneCom system is likely to need new radios in the next few years.
9. Presentation of BECWA proposal to build a tabletop-sized (~3x4 ft) 3D model of the BEC Watershed  
Michelle Harris was here to talk about this project. They hope to debut the model at the fall BECWA picnic. The model will live at the libraries involved in the project. Polly

suggested that we solicit donations from residents at the picnic. Nick encouraged the board to consider funds. Polly and Doug agreed that they would take charge of fundraising through the town picnic, with a goal of \$1000.

10. Consideration and possible approval of O'Connell Rezone ~ 1/4 acre of land from FP-35 to RR-2.

The residents intend to put in a swimming pool and need to move the line a bit. Polly made a motion to approve the rezone. Motion carried 5-0.

11. Consideration and possible approval of Fleming Rezone of 3 lots, 3 driveways, and 3 building envelopes

Made a motion to approve the zoning of 8.1 acres from FP-35 to RR-8 for lot 1. Motion carried 5-0.

Nick made a motion to approve the driveway for lot 1, Doug noted that it was moved to the top of the hill for good visibility. Motion carried 5-0

Kirk made a motion to approve the build envelope for lot 1. Nick asked how close it is to the lot line. The landowner said 10 ft off. Motion carried 5-0.

Kirk made a motion to approve the rezoning of 15.35 acres from FP 35 to RR8 for lot 4. Motion carried 5-0.

Doug made a motion to approve the driveway for lot 4. Alex asked if this was the same as the existing farm road. Polly explained that the grade there is too steep so the new driveway will have switchbacks. The driveway is between 800- 1000 ft.

Doug made a motion to approve the build envelope for lot 4. Motion carried 5-0.

Kirk made a motion to approve the zoning from FP-35 to RR4 of 6 acres for lot 3. Motion carried 5-0

Doug Made a motion to approve the driveway for lot 3. Motion carried 5-0

Made a motion to approve the build envelope for lot 3. Motion carried 5-0

12. Consideration and possible approval of Cowan rezone to move the PDR from the previously approved Lot 4 down to the Southern end of Lot 1 along with a driveway and a homesite.

Kirk made a motion to approve the movement of the PDR from lot 1 to lot 4.

Kirk made a motion to rezone lot 1 to RR8 from FP35. Motion carried 5-0.

Polly made a motion to approve the driveway. The driveway comes off of JJ and has been approved by the county.

Nick made a motion to approve the build envelope on Lot 1. Motion carried 5-0.

13. Review draft minutes from annual Town meeting and discuss any action items or future board agenda topics

We will get some quotes on periodic cleaning.

14. Consideration and possible approval of a plan by District One EMS for acquisition of land  
There is a piece of property adjacent to the District 1 office that shares a driveway with it. That land is going to be put on the market. The driveway being shared with a strip mall would cause problems. District 1 has put on the table the idea of buying the land. The village of Mazo had considered buying it for a new firehouse but could not come to an agreement with the owners on price. District 1 is made up of 6 towns, and the sales

price would be about 120,000. We would pay in that case 11,000. Doug says that Mitch said today the property may already have an accepted offer. Kirk will let them know that the town is not supportive of the plan.

15. Agenda items for June

Liquor license renewal for Tyrol Basin

16. Adjournment

Nick made a motion to adjourn. Motion carried 5-0. Meeting adjourned at 8:28

*The Town Board's agenda includes a period for public comments. That period, which is not mandated by state law, is offered to permit orderly and civil discussion of Town public business and matters. During the remainder of the Town Board meeting, persons other than Board members and Town officers are permitted to speak only if recognized by the Chair. Public comment may address any matter pertaining to Town, but must not be repetitive, involve personal attacks, profanity, or disruptive comments. The Chair may rule any person out of order and terminate their comment period. By adhering to these principles, we aim to ensure productive and fair discussions while respecting the rights of all to be heard. We appreciate active engagement and encourage participation in the governance of our wonderful Town of Vermont.*