

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, March 23, 2026, 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, and Max Scoll

Approval of agenda

Jim moved and Polly seconded a motion to approve the agenda. Motion carried 7-0.

Approval of February meeting minutes

Jim moved and Max seconded a motion to approve the February meeting minutes. Motion carried 7-0.

Public input/general comment

There were no public comments.

Mark Sherven, 5304 County Hwy J, Zoning change, Driveway and Homesite application for 3 lots

- Mark Sherven is seeking approval for the creation of 4 lots. 1 is the existing farmhouse, another lot adjacent to it on the north side of County Hwy J and 2 lots on the south side of Highway J. One of the lots south of the highway will be a spot rezone and the other will be a CSM.
- Single double wide driveway off Hwy J has been approved by the County.
- The lot on the north side will come off Bluto Blvd.
- Homesites and driveways were staked out with GPS coordinates provided.
- Doug questioned if RR is appropriate or if RM would give more permitted uses for Lot 1 which contains the farm buildings. Mark chose to stay with RR8.

Dean moved and Polly seconded a motion to approve the rezone of Lot 1 of 8.33 acres from FP35 to RR8. Motion carried 7-0.

Max moved and Polly seconded a motion to approve the rezone of Lot 2 of 7.66 acres from FP35 to RR8. Motion carried 7-0.

Dean moved and Polly seconded a motion to approve the rezone of Lot 3 of 7.66 acres from FP35 to RR4. Motion carried 7-0.

Dean moved and Polly seconded a motion to approve the spot rezone of Lot 4, 3.01 acres spot rezone from FP35 to RR2. Motion carried 7-0.

Max moved and Polly seconded a motion to approve the driveway off Bluto Road for Lot 2. Motion carried 7-0.

Diane moved and Polly seconded a motion to approve the driveway for Lot 3. Motion carried 7-0.

Jim moved and Polly seconded a motion to approve the driveway for Lot 4. Motion carried 7-0.

Polly moved and Jim seconded a motion to approve the 100X150 foot building envelope for Lot 4. Motion carried 7-0.

Max moved and Dean seconded a motion to approve the 100X150 foot building envelope for Lot 3. Motion carried 7-0.

Diane moved and Jim seconded a motion to approve the 100X150 foot building envelope for Lot 2. Motion carried 7-0.

Chad and Kelly Fleming, 3901 Moe Road, informational discussion on property and town processes

- Grandpa built house in 1969 and sold it in 1996.
- Density study was done in May of 2025 with 3 PDRs available.
- Tim explained the density consisted of 2 different farms in 1985.
- Sanna farm had 2 density units, 1 to Sondel and 1 to Lynn.
- Muller farm had 2 density units.
- Any land use changes start with a LUIF.
- Town prefers a spot rezone where possible.
- Minimum parcel size is 2 acres.
- Max grade is 13% for the driveway.
- Driveway must be staked every 50 feet with GPS points.
- Building envelope needs to be 100X150 feet. House can be anywhere in that envelope. GPS points required.
- Ridgetop protection area limits houses to a height of 28 feet, 35 feet if not on ridgetop.
- Property should not be landlocked.
- Dean brought up the septic on the opposite side of the road. The County is aware and considers it part of a larger parcel.

Comprehensive Plan Review

Communication snafu with Bridget so the link with our comments is not available right now, but it will be available for the next meeting.

Agenda items for the next meeting

Comprehensive plan

Possible resubmission from the Cowans to move one building site to the south

Remove ridgetop protection from LUIF form

Next Meeting Date.

April 27, 2026, at 6:00 pm

Adjournment

Max moved and Dean seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 6:38 p.m.

Diane Anderson, Planning Commission Secretary