

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, April 27, 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, Dean Bossenbroek, Jim Elleson, Mike Euhardy, Polly Kawalek, and Doug Meier

Absent: Max Scoll

Approval of agenda

Doug moved and Polly seconded a motion to approve the agenda. Motion carried 6-0. Doug moved and Polly seconded a motion to move Item 8 ahead of item 7 on the agenda. Motion carried 6-0.

Approval of March meeting minutes

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

Public input/general comment

Mark Haukoos shared some paperwork with members of the PC.

Plan Commission Membership Update

Diane has transitioned to non-voting member. She will remain secretary. Mike Euhardy is now a new member of the plan commission. Welcome Mike.

Travis O'Connell, Rezone of ¼ acre of land to add to original parcel to give room for a swimming pool.

- Travis wants to add an additional ¼ acre to a previous rezone to make room for a swimming pool.
- Site visits are typically not done for a request this size.
- The request is straightforward.
- Petitioner is not present at the meeting.

Polly moved and Doug seconded a motion to recommend approval rezone of ¼ acre from FP35 to RR2 contingent on the petitioner being present at the board meeting. Motion carried 6-0.

Chad and Kelly Fleming, 3901 Moe Road, Zoning change, homesite and driveway for 3 lots, 3901 Moe Road.

Lot A

- Plan Commission had concerns with the site lines of where the driveway entered the town road, and a neighbor had concerns with the location of the building envelope, leading to an updated map which was provided with new building and driveway locations.
- The driveway and building envelope were properly staked.

Dean moved and Polly seconded a motion to approve the driveway to parcel A. Motion carried 6-0.

Dean moved and Doug seconded a motion to approve the 100' x 150' building envelope. Motion carried 6-0.

Doug moved and Dean seconded a motion to approve the rezone of 8.16 acres from FP35 to RR8. Motion carried 6-0.

Lot C

- New location moves them a little away from the road and a quieter site.
- Updated coordinates with better location were provided.

Dean moved and Jim seconded a motion to approve the updated driveway. Motion carried 6-0.

Polly moved and Dean seconded a motion to approve the 100' X 150' building envelope. Motion carried 6-0.

Dean moved and Jim seconded a motion to approve the rezone of 6.0601 acres from FP35 to RR4. Motion carried 6-0.

Lot D

- New driveway is different from the one originally proposed which would have required an engineering plan because of the grade and steep slopes.
- Added a proposed 40' X 20' emergency turnaround.

Dean moved and Polly seconded a motion to approve the updated driveway entrance including the emergency turnaround. Motion carried 6-0.

Doug moved and Jim seconded a motion to approve the 100' X 150' building envelope. Motion carried 6-0.

Polly moved and Doug seconded a motion to approve the rezone of 15.8556 acres from FP35 to RR8. Motion carried 6-0.

Jan Cowan, Rezone, homesite and driveway on Lot 1, 4616 County Hwy JJ.

- The Cowans came to the PC in February 2025 for guidance for 2 five acre parcels on Lot A which are now Lots 3 & 4.
- Recommendations were:
 - Offsets from the driveway structure and wetland must be 75 feet.
 - Have wetland delineation done.
 - Reach out to Kevin Eslick for County Highway access.
 - Reach out to Hans Hilbert for zoning and wetland questions.
- January 2026, we received a petition for 4 new lots, Lot 3 and 4 would have the existing 2 PDRs assigned to them, Lot 2 is the existing grand fathered house, Lot 1 would remain with the family and be zoned FP1.
- Site visit was done on January 24, and the plan was approved by the PC.
- At the ZLR public hearing there was opposition from the neighbors and County staff had concerns regarding the septic and the water table for setting the basement foundation.
- A new LUIF for Lot 1 was submitted in April 2026 and a site visit was made on April 25th.
- Still going to need the water level for the basement
- An erosion control plan is still needed to show how you are going to control the erosion.
- There are at least 2 instances where we have approved a smaller building envelope than 100 X 150 feet.
- Polly is in favor of letting the situation play out. Mike agreed.
- New LUIF in front of us now:
- Moving PDR from Lot 4 to Lot 1 will need a new legal description for the new combined lot 3 & 4.
- County has approved the highway entrance.
- It is not Vermont Creek; it is an engineered drainage ditch.
- The center driveway of three options was approved.
- GPS coordinates were provided.

Polly moved and Jim seconded a motion to approve the rezone of a new Lot 1, approximately 13 acres, from FP35 to RR8. Motion carried 6-0.

Jim moved and Doug seconded a motion to approve the 47.3 X 159 X 24.6 X 28.9 building envelop. Dean said he is going to vote yes with reservations regarding the suitability of the site. Motion carried 6-0.

Doug moved and Polly seconded a motion to approve the driveway. Motion carried 6-0.

Comprehensive Plan Review

Tim will send updated draft of the plan, and we will discuss it at the next meeting.

Agenda items for the next meeting

Nathan McGree CUP application
Comprehensive Plan Review
LUIF requirements

Next Meeting Date.

May 18, 2026, at 6:00 pm

Adjournment

Doug moved and Dean seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned at 7:37 p.m.

Diane Anderson, Planning Commission Secretary