

DRAFT MINUTES

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, May 18, 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, Jim Elleson, Mike Euhardy, Polly Kawalek, and Doug Meier

Absent: Dean Bossenbroek, Max Scoll

Approval of agenda

Doug moved and Mike seconded a motion to approve the agenda. Motion carried 4-0.

Approval of April meeting minutes

Doug moved and Jim seconded a motion to approve the March meeting minutes with corrections. Motion carried 5-0.

Public input/general comment

None.

Discussion on possible purchase of 4732 State Highway 78 and procedures required to establish a landscaping business.

- Eric Jacobson has a landscaping business and is inquiring about potential problems if he purchases the property at 4732 State Highway 78.
- The property is zoned HC, and landscaping is a permitted use.
- The house is in rough shape.
- Board discussed condemning the house years ago and took no action.
- With our comprehensive plan, the 78 corridor is the ideal place for commercial businesses.
- Residential construction is restricted in HC zoning, so consultation with County staff is suggested before any building or demolition.
- Access to the highway, flood plain is in the DOT right of way, Kevin Eslick would answer questions on highway access.

Nathan McGree, 3511 Bohn Road. Conditional Use Plan for transient housing Airbnb. Possible recommendation to the board.

- If you want to rent your house for 30 days or more at a time, nobody can do anything about that.
- If you want to rent from 7 days to 30 days in length, time rented can be limited to 180 days.
- If you want to rent for under 7 days, conditions can be put on transient lodging but there is not really a way to deny it.
- The County puts between 13 & 16 conditions on transient lodging based on the septic, size, parking etc.
- The notice was published in the paper twice and the agenda was on the town website with adequate notice.
- There are 8 standards on the CUP which we vote on separately. (The public hearing is at the County level.)

Doug moved and Polly seconded a motion to approve standard #1. Motion carried 5-0.

Polly moved and Doug seconded a motion to approve standard #2. Motion carried 5-0.

Doug moved and Jim seconded a motion to approve standard #3. Motion carried 5-0.

Doug moved and Polly seconded a motion to approve standard #4. Motion carried 5-0.

Polly moved and Jim seconded a motion to approve standard #5. Motion carried 5-0.

Jim moved and Doug seconded a motion to approve standard #6. Motion carried 5-0.

Doug moved and Polly seconded a motion to approve standard #7. Motion carried 5-0.

Jim moved and Doug seconded a motion to approve standard #8 as they are not in a farmland preservation.

Motion carried 5-0.

Discussion on Land Use Intent Form requirements

- Typically, we approve a 100 X 150-foot building envelope, and you can put your house wherever you want in the envelope.
- Should we have a minimum size for a building envelope? Jim asked what if we say a maximum 100 X 150 building envelope or as limited by natural resources or other factors.
- Dane County has varying restrictions on building footprint coverage.
- The County definition of 'building' includes appendages, porches, and decks.
- Staking should be every 50 feet with GPS points.
- If rezoning to rural residential, we require an approved driveway and a building envelope.
- If owner is planning to sell, we do not have a touch point for 3-year period until the permit expires. Is this a concern?
 - Once driveway permit expires, new owner would have to come back to us.
 - Invitation should be sent to let new residents know that we are here to help, communicate our values, and the goals of our town plan.
 - Does Katie send the letter to new residents?
 - We should remove or reword the ridge top protection on our form as the County now handles this.

Comprehensive Plan Review

- Bridgit added ToV data and margin-of-error table to the plan.
- The current draft, with corrections, is recommended by the PC, and Tm will send it back to Bridgit for review.
- There was a suggestion to put much of the data in an appendix.
- Cultural resources (page 52, element 5) if we are not going to commit to doing all these things, then do we really want to have it in our document?

Agenda items for the next meeting

Comprehensive Plan Review
Flemings' s rezone
RR1 limits on accessory building

Next Meeting Date.

June 22, 2026, at 6:00 pm

Adjournment

Mike moved and Doug seconded a motion to adjourn. Motion carried 5-0. Meeting adjourned at 7:37 p.m.

Diane Anderson, Planning Commission Secretary