

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, August 24, 2026, 6:00 P.M.

Call to order and posting certification

Max called the meeting to order at 6:06 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: Jim Elleson, Dean Bossenbroek, Mike Euhardy, Polly Kawalek, Doug Meier, and Max Scoll

Approval of agenda

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

Approval of July meeting minutes

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

Public input/general comment

Mark Hookaus talked about his 50-year class reunion and few details of his discussion with his lawyer friend about our new policy on public input at PC meetings.

Discussion on possible request to Dane County Zoning that Property maintenance sheds be listed as a conditional use for RM-zoned (and possibly FP-zoned) land.

- Jim is concerned with a gap in the zoning ordinance that allows property maintenance sheds.
- The definition was created in 2018 when the zoning ordinance was rewritten.
- The Town of Vermont made the point that a property owner should be able to have an accessory building without having a house on the property.
- It was supposed to be a conditional use for RR and RM districts, but when published it was listed for only RR-8.
- Brian Standing stated that agricultural accessory buildings are permitted in RM zoning districts.
- To justify an Ag accessory building, you must show that it is used for agricultural production, you make a significant income from it, and \$10,400 gross income a year for the past two years.
- Do we want to propose a size or go with 600 sq ft?
- Specify that it should apply to RR and RM zoning districts.
- Might want to consider adding FP-1 zoning to the ordinance.
- Roger Lane said that if the town can assure us that this is a legitimate farm business, go ahead.
- Jim will follow up and get more clarification from Hans Hilbert and will report back next month.
- Tim Roehl, realtor and lobbyist from the Town of Middleton, asked if changes are instituted in the township, who is currently out of compliance.
- Tim recommended labeling them all as “outbuildings.” The concern is that there are potentially non-conforming uses in the township, now or in the future.
- Max made two points:
 - 1. How do we take the spirit of the wording for permitting property maintenance sheds in all zoning categories that we requested back in 2019 and what is the process there?
 - 2. What are the implications and the requirements of the zoning overlay as it relates to current conditional uses?
- Polly will investigate existing buildings on property with no houses, what are you governed by if you choose to sell your property?

Discussion on possible PDR requirements for commercial buildings in the Town.

- Mike presented a slideshow on how we deal with commercial buildings and the density policy in the new comprehensive plan draft using documents from three other towns.
- All commercial rezones but not all Limited Commercial uses shall count against the town's density policy is new language that is in the draft now, but not in the current published comprehensive plan.
- The town's density plan is all about residences and nothing in the plan says anything about PDRs for commercial development.
- Mark Haukoos interrupted by asking Doug if he was a member of the Dane County governing board. The question was ruled out of order.
- Commercial buildings being built from this point forward would have to use a PDR.
- Currently you can put up a commercial building and not use a PDR. The concern is when someone sells the business and the new owner wants to make it a residence.
- Can a person buy a parcel of land with no PDR, rezone it to commercial, and build a commercial building?
- How do we collect the feedback from the town?
 - The town picnic?
 - Preliminary public PC meeting?
- The PC would recommend that any commercial development be in the Highway 78 corridor.
- Polly and Max will go through and develop more precise language.

Comprehensive Plan Review

- We went through the plan and accepted changes that were made by Mike and Jim and deleted items that are not applicable.
- We will discuss accessory dwelling units next month.
- What is covered in the land use plan must be in an ordinance.

Agenda items for the next meeting

- Brian Martinall rezone
- Neu driveway and building application
- Comprehensive Plan Review
 - Review ADUs
 - Review tower sitings
 - Review Ag Use
 - Review Mineral Extractions

Next Meeting Date.

September 28, 2026, at 6:00 pm

Adjournment

Dean moved and Polly seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned at 8:09 p.m.

Diane Anderson, Planning Commission Secretary