TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, September 28, 2026, 6:00 P.M.

Call to order and posting certification

Max 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, and emailed to the online subscribers.

Present: Max Scoll, Dean Bossenbroek, Mike Euhardy, Polly Kawalek, and Doug Meier
Absent: Jim Elleson

Approval of agenda

Polly moved and Dean seconded a motion to approve the agenda. Motion carried 5-0.

Approval of August meeting minutes

Polly moved and Mike seconded a motion to approve the August meeting minutes. Motion carried 5-0.

Public input/general comment

None.

Brian and Marie Martinell, 4025 State Hwy 78, Zoning Change to combine two adjacent parcels into one.

- The Martinell's need to combine 2 parcels of land into one so they can repair their shed.
- One parcel is RR-8, and the other is RR-4.
- Dane County is requesting the rezone so that they can put a building on the RR-8 parcel.
- There are no PDRs available on the property.

Polly moved and Mike seconded a motion to recommend to the board approval of the Dane County CSM #5587. Motion carried 5-0.

Julie and Jim Schultz, 4884 C.T.F, Zoning Change to split SP-35 property into two parcels.

- The Schultz's were not present to answer questions.

Dean moved and Polly seconded a motion to postpone the discussion of this until the owner is here to discuss. Motion carried 5-0.

Fred Johnson, 3251 C.T.F., Zoning change to combine two parcels into one. Discussion for possible upgrade to property driveway.

- Propose putting a new driveway north of the existing driveway about 150' for better sight distance.
- New driveway will be 12% grade to meet the town standards; the old driveway is 15%.
- Request was made for a lower speed limit which we do not control on a county highway.
- PC will do a site visit on October 24, 2026.
- The driveway must be flagged every 50'.

- Fred needs to combine 2 RR-8 parcels into one so that he can build a garage.
- There are no PDRs left on the property.

Mike moved and Doug seconded a motion to recommend approval of one RR-8 lot combining the 2 parcels. Motion carried 5-0.

Comprehensive Plan Review

Discussion on items in the document included:

- Accessory dwelling unit with 2 separate main entrances is a duplex requiring 2 PDRs.
- Tower sitings are regulated by the state, and we have very little control.
- There is confusion over how the blasting ordinance and mineral extraction fit together. We need to put the blasting ordinance in the plan separate from the mineral extraction.
- Keep the plan flexible so it does not require an update whenever an ordinance changes.
- Agricultural use – Need further discussion of taking 1 acre out of ag land instead of 2 for spot rezones. This is not in the land division ordinance.
- Each PC member will work on a section of the plan for next meeting.

Agenda items for the next meeting

Alvin Miller discussion on commercial use on 4790 County Highway F
Fred Johnson site visit and driveway application
Comprehensive Plan Review
Subdivisions
Commercial property

Next Meeting Date.

October 26, 2026, at 6:00 pm

Adjournment

Dean moved and Polly seconded a motion to adjourn. Motion carried 5-0. Meeting adjourned at 7:48 p.m.

Diane Anderson, Planning Commission Secretary