DRAFT MINUTES

TOWN OF VERMONT PLAN COMMISSION MEETING

4017 County Hwy JJ, Black Earth, WI 53515

Monday, October 26, 2026, 6:00 P.M.

Call to order and posting certification

Max called the meeting to order at 6:03 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: Max Scoll, Dean Bossenbroek, Jim Elleson, Mike Euhardy, Polly Kawalek, and Doug Meier

Approval of agenda

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

Approval of September meeting minutes

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

Public input/general comment

None.

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

- The Schultz's want to split their SP-35 property into 2 parcels.
- The parcel with the buildings will be zoned RM-16 and retain the PDR.
- The second parcel will be zoned FP-1.
- No objections were made to the proposal.

Polly moved and Dean seconded a motion to recommend approval of the zoning change to the board. Motion carried 6-0.

Fred Johnson, 3251 County Highway F, Driveway application

- A site visit was done on October 24, 2026.
- The driveway was properly marked and there were no concerns.
- An erosion control permit is required, and the County can give you a window of when you are going to do the construction. If the date does not work out, it can be revised.
- Dane County must approve the entrance on highway F.

Jim moved and Polly seconded a motion to approve the posted driveway contingent upon County highway department's approval of entrance to the highway. Motion carried 6-0.

Alvin Miller, Discussion on possible commercial use of property at 4790 County Highway F

- Mr. Miller wants to put up a building to do a roll forming business to make pole barn steel.
- It is a fabricating process and not heavy industrial.
- Fabricating steel would be offered for sale.
- Property is zoned FP-35, and the process is not consistent with FP-35 zoning.
- This is an example of a business that we would want to consider.
- We need to check with Dane County Zoning to see what their interpretation is.
- Limited Commercial may be the appropriate zoning.
- There would be increased traffic because of trucks going in and out.
- Public input may be required.
- Max will start a conversation with Dane County zoning and get back to Alvin.

Comprehensive Plan Review

Max proposed the following working process:

- Focus on issues of discussion or question.
- Read the entire document.
- Max will talk with Bridgit to schedule time when she can come to a meeting.
- Discussed extraterritorial jurisdictions:
    - Not a lot of need to pursue Urban Service area with Blue Mounds and Black Earth.
    - Mount Horeb was not willing to give up much; they agreed to give us extended notice if there was an annexation being proposed. The agreement needs to be executed.
- Focus on sections 5, 6 and 8 for next meeting.
- The state limits our ability to reject Conditional Use Plans, if we put in our plan the limited uses that we would consider, it gives us the ability to reject Conditional Uses on that basis.
- We need to discuss whether commercial buildings require a PDR.

Agenda items for the next meeting

Comprehensive Plan Review

Next Meeting Date.

November 23, 2026, at 6:00 pm

Adjournment

Dean moved and Polly seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned at 7:27 p.m.

Diane Anderson, Planning Commission Secretary