

TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, August 12, 2019 – 6:00 P.M.

Call to order and posting certification

The meeting was called to order at 6:00 p.m. by Doug Meier. The meeting was properly noticed: posted at the front door of Town Hall, posted on the town website, emailed to the online subscribers and published in the Mt. Horeb Mail and Star News.

Present: Todd Culliton, Jim Elleson, Scott Moe, Judy Robb, Doug Meier, Diane Anderson

Absent: Dean Bossenbroek

Approval of agenda

Todd moved and Jim seconded approval of the agenda. Carried 6-0.

**Public Hearing and deliberation; Tyrol Properties, LLC – CUP 2473 – Outdoor
Entertainment/Assembly for:
Haunted tour
Christmas Village**

Doug opened the hearing with instructions to the public and the planning commission on the conduct of the meeting.

Nathan McGree and Nicole Schram walked through their CUP application for a Haunted Tour and Christmas Village at Tyrol Basin. A map drawn by Aaron Krebs was used to highlight the tour route. Tickets will be sold in a tent at the bottom of the ski hill. The chair lift will take participants to the top of the hill. There will be guides to manage the process and to lead them down a trail. There will be various structures with different themes. The tour will end at the tubing chalet.

- Goal is not to be invasive to neighbors
- Ticket sales should stop at 11:00 p.m. and the premises cleared by 12:00 a.m.
- Noise at the waiting area will be in a tent
- Decibel level of noise will be creepy, eerie – more bass
- Low level lighting
- Artificial thunderstorm
- Soda & beer will be served in the tubing chalet
- 2nd driveway will be installed after the first year if necessary
- Cup expires in 2 years
- Christmas Village will not be on the hill
- Review in November post event

Input from neighbors:

Andy Grimmer

- Objects to the CUP
- Also objected to the tubing hill

- Additional noise – 15 days per year
- Additional safety concerns relating to traffic, alcohol
- Light pollution
- Concessions could be made – don't simply accept parameters
- Reduce hours of operation
- Reduce noise

Jon Norris

- Good start
- All 22 comments by Dane County should be adhered to
- 1st year ticket sales should end at 10:00, close at 11:00
- Concern with alcohol
- Suggest independent traffic monitoring, count cars going through
- Limit the CUP to 1 year
- Noise limits should be adhered to

Criteria 1 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Scott moved to approve that the CUP met criteria #1. Todd seconded.

Discussion:

- Jim – open to discussing limiting the hours of operation
- Property lines have no trespassing signs up
- Judy – ticket sales should be cut off at 10:00 p.m.
- Todd – approve with clarification of hours
- Scott – approve with clarification of hours
- Diane – approve with clarification of hours

Motion carried 6-0.

Criteria 2 The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Todd moved and Scott seconded to approve with clarification of hours. Carried 6-0.

Criteria 3 The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Jim moved to approve that the CUP met criteria #3. Judy seconded. Carried 6-0.

Criteria 4 Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Todd moved and Scott seconded a motion that the CUP met criteria #4
Jim said the driveway improvement may be needed. Carried 6-0.

Criteria 5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Judy made a motion to approve that the CUP met criteria #5 as long as the language is tightened so that the Town of Vermont is not required to pay for striping and a traffic study if necessary. Todd seconded. Motion carried 6-0.

Criteria 6 The conditional use shall conform to all applicable regulations of the district in which it is located.

Jim moved to approve that criteria #6 was satisfied. Scott seconded. Carried 6-0.

Criteria 7 The conditional use is consistent with the adopted town and county comprehensive plans.

Jim moved that the CUP met the conditions of criteria #7. Judy seconded. Carried 6-0

Criteria 8 If the conditional use is located in a Farmland Preservation Zoning district, the town and zoning committee must also address the findings described in s.10.220(1).

Criteria #8 is not applicable to the CUP.

Adjournment

Judy moved to adjourn and Todd seconded. Carried 6-0. Meeting adjourned at 7:25 p.m.