

MINUTES  
TOWN OF VERMONT PLAN COMMISSION MEETING  
August 29, 2011 – 7:30 P.M. 4017 CTY JJ

CALL TO ORDER

The meeting was called to order by Don McKay at 7:35 p.m. Johanna Solms certified the meeting notice was posted at the Black Earth State Bank, Harris Bank in Mt. Horeb, on the front door of the Town Hall and published in the News Sickle Arrow and Mount Horeb Mail and on the town website, [www.townofvermont.com](http://www.townofvermont.com).

Members present: Don McKay, Barbara Grenlie, Eric Haugen, Todd Culliton and Johanna Solms.  
Absent: Jim Elleson, Bruce Ellarson.

APPROVAL OF AGENDA

Moved by Todd Culliton seconded by Eric Haugen and carried 5-0 to approve the amended agenda as posted.

APPROVAL OF MINUTES

Moved by Eric Haugen seconded by Todd Culliton and carried 5-0 to approve the July 25, 2011, minutes with corrections.

DISCUSSION OF PDRS FOR KERMICLE PARCEL(S) AT HWAYS J AND JJ

Jerry Kermicle had asked Dane County for a density study on the Brings farm in order to determine the PDRs available on the Sandin parcel currently for sale. Errors in that study have since been cleared up with Brian Standing. It was verified that there are two PDRs associated with the Sandin parcel. There was also discussion of PDRs associated with Jerry's two ownership parcels; there appears to be a discrepancy in the records with respect to one of them. Jerry will provide copies of land contract, deed, and tax payments for the next meeting to support his ownership of the land prior to January 1, 1985, so that the correct number of PDRs can be recorded.

DISCUSSION OF REVISED SITE PLAN FOR RICHARD KELLY ON WOODCHUCK CROSSING

Richard Kelly proposed to move the homesite envelope 75 feet downhill, with no change to the driveway, which is already constructed. Don McKay and Mark Sherven made a site visit; Don reported that there should be no problem. It was discussed whether another site visit with fees would be required. As two of the five members present had not been involved in the original site visits and approval, it was decided that they should have an opportunity to see it for themselves.

Moved by Barbara Grenlie seconded by Johanna Solms and carried 3-0 with 2 abstentions (Eric Haugen and Todd Culliton) to recommend approval to the town board of the revised building-site plan for Richard Kelly, contingent upon a report to the board by the second site visit committee.

DISCUSSION OF SINGLE OWNER TOWN ROADS

There was discussion of Rainbow Farm Road and the article in the paper opposing abandonment. Don McKay will do further research regarding the number of residences/households that would be affected.

Kelliher Road was discussed; it needs a site visit to investigate where a turnaround could be best located on the portion of the road being considered for abandonment.

Losenegger Road was discussed; it needs to be further evaluated before a recommendation can be made.

A "road site visit" was scheduled for Saturday, September 24, at 8:00 a.m., ahead of the next meeting, to visit the Rainbow, Kelliher, Losenegger, Haag and Lickel roads.

#### CONTINUATION OF WORK ON ORDINANCE REVISIONS AND PLAN COMMISSION POLICY AND PROCEDURE MANUAL

A policy for changes to previously approved homesites was drafted.

If we are asked to look at changes to a previously approved homesite envelope a committee will make a preliminary visit to review it and report back to the plan commission whether a full site visit is needed. The fee will be \$125. If it is determined that a full site visit is needed then the \$125 will apply towards the normal second site visit fee of \$250.

#### SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting was scheduled for Monday, September 26, with the road site visit on Saturday September 24. Jerry Kermicle will again be on the agenda. The spring weight limits ordinance will be discussed. Work on ordinances will continue, to finish up #7 (siting) and begin on #2. Policies and procedures will be updated regarding land contracts vs. warranty deeds for timing of ownership.

#### ADJOURNMENT

Moved by Todd Culliton seconded by Barbara Grenlie and carried 6-0 to adjourn at 10:20 p.m.

Johanna Solms  
Plan Commission Secretary