

Minutes
Town of Vermont Board Meeting
June 11, 2018 – 7:00 p.m. – 4017 County Road JJ

Call to Order and Certification of Notice Posting

Called to order by Karen Carlock at 7:00 p.m. Agenda was posted on the town website, the door of Town Hall, emailed to the online subscribers and a meeting notice was published in the Mount Horeb Mail and the Star News.

Present: Karen Carlock (Chair), Scott Moe, Doug Meier, John Hallick, Jenna Schmidt (Treasurer) Chris Christian (Clerk)

Absent: Todd Culliton

Approval of Agenda

Doug moved to approve the agenda, John seconded and motion approved 4-0.

Approval of Minutes

Doug moved to approve the minutes, Scott seconded and motion approved 4-0.

Chairman's Report and Acknowledgments

Nothing to report.

Citizens' Input

Jim Pulvermacher, supervisor in town of Springfield, vice president of Dane County Towns Association, and our representative for DCTA, was present and provided an update on DCTA activities and invited questions. Act 178 triggered comprehensive rewrite. He also wanted input on the issue of towns that have left Dane County zoning but still attend meetings to obtain information. Some of the executive board members feel this is acceptable, but Jim does not. He was asking, personally, what Town of Vermont board members thought. Those who expressed an opinion agreed with Jim.

Treasurer's Report

Jenna presented financial report which included quite a few deposits of fairly small dollar amounts. The largest categories were driveway and then building permits. One of the building permit checks was returned for non-sufficient funds. The check came from the contractor, and the building inspector shut down the job until we receive the payment and \$12 to cover the bank fee we were charged. This hasn't happened before, so board discussed possible actions to take in future. Deposits for month were \$5,761.40 and ending account balance as of May 31 was \$483,710.57. Karen moved to approve the treasurer's report, Doug seconded and motion approved 4-0.

Clerk's Report

Chris reported that check to Quercus for \$2,900 for garlic mustard removal was not yet on printed register because it was printed right before the meeting. Board of Review is over for another year and no one attended. Karen moved to approve the clerk's report, John seconded and motion approved 4-0.

Payment of the Bills

Doug moved to approve payment of the bills, John seconded and motion approved 4-0.

Vermont Citizens ATC Committee Update

Michael McDermott passed out a semi-technical outline of steps and critical areas of immediacy, and chart of general opportunities for public participation. There are two levels of the Environmental Impact Statement (EIS), both routes will be evaluated. Citizen intervenors register and a small number may end up testifying. There will be an information session to discuss operation of intervenors at home of Gary and Nancy Cox. The ATC application has been submitted and deemed incomplete. The time period until it is complete could be anywhere from six weeks to six months.

Patrolman, Black Earth Fire District and District 1 EMS Reports

Jack has started another round of mowing and has completed all the patch work prior to chip sealing. John Coffin reported that he met with Jenny Minter of MHFD in an effort to get up to speed as our new representative. Regarding the current fire department building, the Village of Mt. Horeb is going to obtain an assessment and the fire department of Mount Horeb is going to obtain an assessment, which will then be discussed. Nathan McGree indicated that he had heard that Mt. Horeb is going to purchase the fire department building and put up a parking garage.

Doug reported that BEFD did not have a meeting. The consulting firm that is studying the potential merger between Black Earth and Mazomanie is doing interviews with members of all the different boards. It will take time, but things are moving along.

Scott reported for District 1 EMS that ambulance has been ordered and is going to be late.

Homesite Petition for Nichols-Trace at 6201 County Road J

Plan Commission members met at the site, the footprint is essentially the same as John McWilliams had designed but he never moved forward on his application for the building site. Ridgetop building would apply to the structure, and the PC unanimously voted to approve the petition. Karen moved to approve the homesite, Scott seconded and motion approved 4-0.

Proposed Amendment to Driveway Ordinance

The changes are mainly semantics to close the loop to better define that if you make a significant improvement to your driveway, even if it does not meet the highway, the improvement must still be

approved by the town. Also, language added making it necessary for a shared driveway maintenance agreement to be filed with the Town of Vermont.

4.02 DEFINITION. In this ordinance, the term "driveway" is defined to mean private driveway, road, lane, field road or other means of travel through any part of a private parcel of land, of which any part connects or will ultimately connect with any public roadway.

Second change:

7. SHARED ACCESS. Access for more than one residence to a public road via any shared private road or driveway may be approved if the Town Board determines that a shared private road or driveway is desirable for environmental or safety reasons. A shared driveway shall be approved only if:
 - a. each property either has road access guaranteed by legal easement, or an alternative site for a private driveway;
 - b. a shared driveway maintenance agreement is executed and properly recorded with the Register of Deeds and on file with the Town of Vermont;

As this is an ordinance change, it will need to be heard again and voted on at next month's meeting.

Tyrol Covenant of Deeds

Nicole Schramm, attorney who is assisting Nathan McGree in his bid to purchase Tyrol Basin, spoke about Nathan's wishes to create a tubing hill and a tubing warming house up in the northwest quadrant of the property, which would involve filing a CUP to stretch the lighting to that corner. Also, there is a CUP granted for alcohol by the glass on a small portion of property but not on whole property, so they wish to get that granted for all the recreational zoned area. John asked about past lighting concerns becoming an issue again. Nathan talked about his intention to put in LED lights (and eventually change all lighting to LED), which he said are much more directional and efficient than the current lighting. Due to the area of the property the lights will be in, he doesn't believe any neighbors will be affected by the lights. If there are any issues that arise with the lighting, he will put hoods up. Doug also indicated that the LED lights can be turned on and off immediately, unlike the current mercury vapor lights that take so long to heat up that they are left on for long periods of time, resulting in much greater efficiency with LEDs. John Coffin volunteered that he worked on the original lighting, and that for the most part it has worked out well. He believes that because the potential area to be lit is behind the ridge, it shouldn't affect any houses. Nathan indicated that despite the belief that no one will be affected, if it turns out that someone is affected, he will make corrections, add hoods, etc., as necessary. The Plan Commission approved all the proposed changes to the covenant of deeds; Doug indicated that there was relatively little change and the changes seem to be a non-issue. Karen moved to approve the proposed amendment to the Tyrol covenant of deeds, Scott seconded, and motion approved 3-0 with Doug abstaining due to his volunteer relationship with Tyrol Basin.

Nathan also made a note of inviting the Town of Vermont back to Tyrol Basin for our annual picnic. He will send available dates.

Commercial Zoning in the Town of Vermont

The Norslein property has been a commercial property since before zoning. They have been categorized as heavy commercial, but have been operating more as light commercial. They have been grandfathered in as heavy commercial, which is not really consistent with our current land use plan. The question is: Can we prevent any future buyer of the property from using it as heavy commercial?

Chip Sealing Broderick Road

We are scheduled to chip seal Broderick Road, but the turn-around is cluttered with things that would make that difficult. Karen discussed with Kay Millonzi and drafted a letter for board to review. Kay indicated that we could use a portion of our driveway ordinance to justify the clearing. If no action is taken by July 15 in response to letter, then we issue a formal citation and tow any vehicles in the way. Doug suggested that we ask resident to sign an easement agreement and Karen agreed.

Hoda Road Turn-Around

If we build the turn-around on currently dedicated area of property, the town would take care of everything. If we change the location of the turn-around to be more convenient for the resident, we would ask for financial contribution. We have obtained two estimates. If we do not hear from property owners by June 30, we will proceed with the first option. John made a motion to approve sending the letter relating to the Hoda Road turn-around, Doug seconded and motion approved 4-0.

Fence Viewing

We don't have any action to take on the fence viewing request. We will continue working with the property owners.

Budget Amendment for Crack Filling

This was discussed a couple of months ago. Blue Mounds Trail needed slightly more crack filling than anticipated. John made a motion to approve the resolution amending the 2018 adopted budget with an amendment for crack filling, Karen seconded and motion passed 4-0.

Annual Town Picnic

We discussed possible dates in August and September for town picnic. We discussed more ways to publicize the picnic and increase attendance, including posting on Next Door. Karen indicated more people came in the past when time was changed to 3:00-6:00. Doug suggested that we ask Nathan to do a short presentation on his plans for the ski hill and that would encourage people to attend. Also, asking if Nathan would be amenable to offering some type of discount for those in attendance.

Agenda Items for July Meeting

Annual Town Picnic

Commercial Zoning in the Town of Vermont-follow up from PC meeting

Proposed Amendment to Driveway Ordinance

Adjournment

Scott moved to adjourn, John seconded and motion approved 4-0 and meeting adjourned at 8:25 p.m.