

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
September 29, 2008 – 7:30 P.M. 4017 COUNTY HWY JJ

CALL TO ORDER

The meeting was called to order by Barbara Grenlie at 7:30 p.m.. Johanna Solms certified the meeting notice was posted at the Black Earth State Bank, Amcore Bank in Mt. Horeb, on the front door of the Town Hall and on the town website, www.townofvermont.com.

Members present: Barbara Grenlie, Jim Elleson, John Brings, Eric Haugen, Bruce Ellarson, Don McKay and Johanna Solms.

APPROVAL OF AGENDA

Moved by Bruce Ellarson seconded by Don McKay and carried 6-0 to approve the agenda as posted.

APPROVAL OF MINUTES

Moved by Don McKay seconded by Bruce Ellarson and carried 6-0 to approve the minutes of the September 15, 2008, meeting.

Moved by Bruce Ellarson seconded by Jim Elleson and carried 6-0 to approve the minutes of the September 22, 2008, meeting.

CONSIDERATION OF REZONE PETITION, HOMESITE AND
DRIVEWAY PERMIT FROM MICHAEL AND TRACY YAKTUS FOR THE RICK AND JILL
CURKEET PROPERTY ON MOE ROAD

A new map of the homesite with septic and measurements was presented. Neighbor Nick Sondel requested and was given copies of the erosion control plan and other documents. The engineer from D'Onofrio made a detailed presentation on the driveway engineer plan and erosion control plan. There was an extensive discussion of the plans. Concerns expressed by the commissioners included the 13% grade, 2:1 side slopes and sandy soil. Nick Sondel asked about retaining walls, rock dams ("socks") and tree removal. Donald Sands of First Weber, representing Rick Curkeet, urged approval. Nick expressed further concerns about the location of the home "on a cliff" and septic close to his property line given he plans to dig a well nearby. Jill Curkeet read from the ordinance on septic systems and submitted the text. Barb Grenlie noted that Sondel submitted his application for a well permit in August with full knowledge of the building plans. Sondel asked about lighting and Jill Curkeet said no yard light is planned. Matt Jelek, employed by Nick Sondel, expressed concerns that the tree farm, an established business, would receive noise complaints. The town's land use plan specifically protects ag operations.

Jim Elleson stated the application meets all the requirements and other issues are secondary. Bruce Ellarson reiterated his concern over the driveway slope.

Moved by John Brings seconded by Eric Haugen and carried 6-0 with Johanna Solms abstaining to recommend approval of rezone, homesite and driveway application.

CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION FROM CRAIG
MICKELSON AND VERIZON WIRELESS FOR A COMMUNICATIONS TOWER AT 9625
UNION VALLEY ROAD

Doug Dolan, whose commercial real estate firm does site acquisitions for Verizon, made a presentation. The proposed lease area is 75 feet square, with a fenced area 50 feet square. The tower is to be a 160-foot unpainted monopole with no guywires and no lights. The tower is needed because the nearest existing tower at Garfoot and Mineral Point is 2.5 miles away and the coverage radius is only 1.5 miles. Another tower is planned at Mineral Point and 78 in the Town of Cross Plains, and together the two towers would provide coverage along Highway 78.

There were many questions about the propagation map and a long discussion of possible other locations.

The commission still needs viewscape data and copies of Verizon submittals to Dane County.

Barbara Borns stated that her research suggests a 2-10% decrease in property values and suggested an alternate location on the hill to the east of her house where the view of the tower will be Mickelson's.

Dolan was asked to evaluate that site and to propose one other additional alternative site. He expressed a number of objections.

Jim Elleson specified what is needed before the commission can proceed:

1. Usage data allowing cost/benefit analysis
2. Five photos with mockups of the view of the tower from all three residences, from the highway at 78 and Union Valley, and from Union Valley and Braun Road.
3. Two alternative sites, one being the site suggested by Borns and the other back down into the ravine a bit more.

Moved by Jim Elleson seconded by Bruce Ellarson and carried 7-0 to postpone further consideration to October 27, 2008.

CONTINUATION OF WORK ON PLAN COMMISSION POLICY AND
PROCEDURE MANUAL AND COMPREHENSIVE PLAN

Due to the late hour, this item will be taken up at the next special meeting

NEXT MEETING

The next special meeting was scheduled for October 20, 2008, at 7:30 pm and the next regular meeting was scheduled for October 27, 2008, at 7:30 pm.

ADJOURNMENT

Moved by Bruce Ellarson seconded by Eric Haugen and carried to adjourn the meeting at 10:00 p.m.

Johanna Solms
Plan Commission Secretary