

MINUTES  
TOWN OF VERMONT PLAN COMMISSION MEETING  
December 22, 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 published in the News Sickle Arrow and Mt. Horeb Mail and on the town website, [www.townofvermont.com](http://www.townofvermont.com).

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

APPROVAL OF AGENDA

Moved by Jim Elleson seconded by John Brings and carried 6-0 to approve the agenda as posted with changed order, moving item #4 to #6.

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Don McKay and carried 6-0 to approve as written the minutes of the November 24, 2008, meeting.

DISCUSSION OF PDRS FOR LOWELL STAMPFLI PROPERTY

Jo Solms presented the documents supporting the PDR calculation. Lowell Stampfli explained his plan to sell 60 acres to Culliton (present), 20 to Carmichael, and balance to Bob Duhr (present). Only one of those parcels will require a rezone; the other two are being combined with adjacent Ag-ex properties.

Moved by John Brings seconded by Bruce Ellarson and carried 6-0 that the Stampfli property has 4 PDRs remaining.

DISCUSSION OF GREG REES DRIVEWAY INSPECTION ISSUES

The Town Driveway policy requires a 24 feet wide by 25 feet high clearance for emergency vehicles. Jim Elleson reported that he Reese driveway would lose a lot of mature trees if in compliance and looks very good with a lesser clearance. The maximum size of emergency vehicles was discussed and estimated to be around 13 feet.

Moved by Don McKay seconded by John Brings and carried 6-0 to recommend to the town board to make an exception to the 25 foot rule for environmental reasons, provided the landowner (Reese) maintains a 15 foot clearance.

CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION FROM MDW  
INVESTMENTS LLC AND VERIZON WIRELESS FOR A COMMUNICATIONS TOWER AT 4268  
STATE HIGHWAY 78

The tower height change to 160 feet and the reduction of the shelter to 27 feet in length to meet the Dane County ordinance were discussed. Doug Dolan of Verizon noted that the tower will have no lights, that the only neighbor is the rental house, that the equipment will allow for high speed wireless data service within 2 miles and that the enhanced 911 tower will broadcast the location of a caller. Not known whether the fire protection services can receive this yet but if not, then soon. Will provide continuous coverage along Hwy 78 with the other new site at 78 and Mineral Point. There was discussion of the photo sims, propagation and effects on property values.

Moved by Bruce Ellarson seconded by John Brings and carried 6-0 to recommend approval of a conditional use permit to the town board contingent on receiving the photo simulations as requested and free collocation for Mt. Horeb and Black Earth Fire and Emergency departments.

CONTINUATION OF WORK ON COMPREHENSIVE PLAN

There was discussion of a few remaining points in Majid Allans' memo and minor changes to the siting section. Maps got a final review. Jo will print sets of maps for all board and plan commission members. Moved by Bruce Ellarson seconded by Jo Solms and carried 6-0 to send the plan as written to the town board.

NEXT MEETING

The regular meeting is January 26, 2008, at 7:30 pm.

ADJOURNMENT

Moved by Jim Elleson seconded by Bruce Ellarson and carried 6-0 to adjourn the meeting at 10:15 p.m.

Johanna Solms  
Plan Commission Secretary