

Town of Verona Plan Commission Meeting Minutes

Thursday, August 22, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack,

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:31 pm. Motion to approve the agenda by Mathies, second by Lukens. Motion carried by voice vote.
2. Public Comment - none
3. Approval of Minutes from June 15th, 2023 – Motion to approve by Slack, second by Lukens. Motion carried by voice vote.
4. Discussion and Possible Action: Sugar River Road Properties Concept Plan Review
 - a. Staff report – as provided in packet
 - b. Applicant comments - none
 - c. Public comment
 - Lloyd Tindal. 2303 Sugar River Road had comments about the current winding driveway
 - Dave Combs - 7454 Valley Road would like to table the discussion until the maps are accurate and contain a legend
 - Mary Ruth Marks – Riverside Road is concerned about the floodplain elevation at the intersection of the entrance and Sugar River Road
 - Sherry Combs, 7454 Valley Road, is concerned about flooding events and the entrance to the neighborhood; run off from the site and impact on surrounding properties; right to farm should be the priority
 - Jane Barnett, 2273 Sugar River Road is concerned about the proposed intersection; design should have a higher percentage of open space that is internal; plan for prairie management to avoid introduction of invasives in three years
 - Tom Poast, 7464 Hidden River Road; concerns about his ability to continue to farm as he has been doing; potential dogs in the neighborhood running loose
 - Kari Armenta, 2101 Sugar River Road; concerns for the safety of her livestock; potential trespassing; percentage of runoff allowed from the development
 - Dusty Poast, 1900 Hidden River Road; concerns about USDA requirements and water issues
 - Arnie Jennerman – Marshview Road; concerns about hillside erosion and direction of run off; visual impact of homes on the ridgeline
 - Manfred Enberg, Riverside Road; transportation corridors and extension of Valley Road to CTH G;
 - Dave Lonsdorf, Beach Road; concerns about the carbon footprint of the neighborhood; need for electric cars and solar powered homes
 - Dan Sarbacker 2192 Sugar River Road; solar can't be required and little thought to end of life of solar products and waste; Valley Road extension discussion would require easements which is beyond the scope of the Planning Commission; who is the "they" that would be putting roads through peoples' property (reference to comments made by Mr. Enberg)

d. Commissioner Comments

- Slack: connectivity is an issue and there should be more than one way to access adjacent roads; required setbacks between actively farmed fields where manure is spread and private wells; storm water management for lots 15-22
- Mathies: will not be supporting any action tonight as more information is needed
- Lukens: maps need to be updated and more details; wants information on the potential impact to adjacent manure spreading

5. Next Meeting: September 21st, 2023

6. Adjourn –Motion by Geller, second by Mathies. Motion carried by voice vote. Meeting adjourned at 8:56 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator