

Town of Verona Plan Commission Meeting Minutes

Thursday, May 18, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack, Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:33 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 March 16th, 2023 – Motion to approve by Lukens, second by Slack. 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
 - Sherry Combs, 7454 Valley Road; confused about the timeline of the process; protecting farmland should be considered; concerned about water quality of the Sugar River and trout population; increased traffic; seems in conflict with the Comprehensive Plan
 - Kari Armenta, 2101 Sugar River Road; environmental impacts; possible blasting; possible salt from driveways getting into the Sugar River; trash concerns; traffic concerns; has DNR been consulted?
 - Dustin Poast, 1990 Hidden River Road; wants to minimize conflict between land uses specifically ag and residential; manure is spread on adjacent properties so how will that be affected; traffic concerns with farm equipment on the roads etc.
 - Tom Poast, 1990 Hidden River Road; lot sizes are less than 2-4 acres; concerns about conflict between adjacent land uses of residential and farming such as machinery, lights and night, children trespassing etc.
 - Jane Barnett, 2273 Sugar River Road; design is not clustered and not enough open space reserved; woods are sequestered; eliminates ag land; impact of septic on Sugar River; safety of only one access point to the neighborhood; impact to traffic;
 - Brent Darley, 2206 Brandancee Lane; concerns about ability to continue spreading manure;
 - d. Commissioner Comments
 - Mathies: proposed intersection appears to be in a flood zone – further investigation is necessary via emergency management personnel; shoreland zoning issues; more connectivity of green space; change the access to the wooded area to provide for machinery access if needed; define what the ridgeline is; wants trees included in landscape plan for screening purposes – consistent with rural character
 - Saalsaa Miller: is one access point sufficient; mailbox location could cause congestion issues; cul-de-sacs could be hammerhead for future connections
 - Slack: access concerns and possible floodplain issues; impact on current manure spreading should be considered; concept plan is consistent with the comp plan and future land use map; access is public – would provide a place for local residents to

walk; more connectivity of trail system; addition of trees and prairie restoration

5. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
 - a. Commissioner comments
 - Want clear definition of ridgeline - is it a line or a region – trees can mitigate the visual impact
 - b. Motion by Lukens, second by Slack to postpone further discussion and action until the June meeting; motion carried by voice vote.
6. Next Meeting: June 15th, 2023
7. Adjourn –Motion by Mathies, second by Slack. Motion carried by voice vote. Meeting adjourned at 8:32 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator