

Town of Verona Plan Commission Meeting Minutes

Thursday, June 16, 2022 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

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

Members Absent: Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

Applicants: Clint Weninger, Brianna Bucholtz, Bill Buglass, Brian Wallace, Marcia Kasieta, Bob Kasieta, Lisa Steinhauer, Jim Bricker, Chase Zadnik

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:30 pm. Motion to approve the agenda by Mathies, second by Lukens. Motion carried by voice vote.
2. Public Comment – Andy Dalsing of 7513 Riverside Road; Mr. Dalsing spoke about his property on Riverside and his future plans for building
3. Approval of Minutes from May 17th, 2022 – Motion to approve by Slack, second by Lukens. Motion carried by voice vote.
4. Discussion and Possible Action: Amended Lane Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of a 4.9-acre portion of parcel 062/0608-092-9152-0 from AT-35 to LC
 - a. Staff report
 - b. Plan Commission Discussion
 - c. Motion to recommend approval by Mathies, second by Slack subject to the following conditions
 - a. Any lighting will adhere to standards of the Town of Verona Dark Sky Ordinance
 - b. Approval by the Joint City/Town Planning CommitteeMotion carries by voice vote.
5. Discussion and Possible Action: CUP Application 2022-01 by Payne & Dolan (on behalf of the Herfel Trust) to allow for aggregate crushing at 1977 State Highway 69
 - a. Staff report
 - b. Plan Commission Discussion
 - Commissioners had questions regarding noise mitigation, hours of operations, enforcement, neighbor concerns
 - c. Motion to recommend approval of CUP Application 2022-01 by Mathies, second by Lukens subject to the following conditions:
 - i. The applicant shall not apply for an extension of the termination date of the permit which is December 30th 2030.
 - ii. The CUP will expire upon any change of operator.
 - iii. The current CUP will terminate if a new CUP is granted.
 - iv. Engine braking is prohibited for all vehicles either entering, leaving or driving on-site.
 - v. No off-site materials may be brought on site for any reason.
 - vi. The applicant will reduce the noise caused by the back up signal of trucks.
 - vii. The applicant will comply with all applicable Town and County ordinances.

- viii. Noise levels shall not exceed 70 decibels measured at the inside edge of the ROW line on the Phase II parcel. Measurements shall be taken at two sites to be determined and data shall be publicly available in real time.
 - ix. No visual dust generated by on-site operations will be permitted to cross property lines.
 - x. All applicable conditions of the existing CUP shall carry forward along with any applicable standards.
 - d. Motion carried 3-1 on a roll call vote with Slack voting no.
- 6. Discussion and Possible Action: Land Use Application 2022-04 by Frostwood Farms for approval of a concept plan and rezone for parcel 062/0608-134-8100-4 from AT-35 to MFR-08 for Farm 6, a 16-unit Conservation Condominium Development
 - a. Staff report
 - b. Plan Commission Discussion
 - Discussion items included access to Fitchrona, topography of the site, building envelope restriction on sloped sites, trails, restoration plans
 - c. Motion to recommend approval of Land Use Application 2022-04 for a rezone from AT-35 to MRF-08 by Geller, second by Lukens subject to the following conditions:
 - i. Land be deed restricted to Single Family
 - ii. Approval by the Joint City/Town Planning Committee
 - iii. Approval of the Final Plat
 - iv. Approval of the Development Agreement and Declaration of Covenants
- 7. Next Meeting: Thursday July 21st, 2022
- 8. Adjourn – 9:40 pm

Submitted by Sarah Gaskell, Town Planner/Administrator